

**CONTRACT FOR**  
**ARCHITECTURAL SERVICES**  
**FOR**

**PROJECT M4-MM041**  
**MAPS 4 RESTORATION CENTER**

**BETWEEN**  
**THE CITY OF OKLAHOMA CITY**  
**AND**  
**ALLFORD HALL MONAGHAN MORRIS LLC**

## CONTRACT FOR ARCHITECTURAL SERVICES

This Contract for architectural services for the MAPS 4 Restoration Center ("Contract") is entered into this 13TH day of FEBRUARY, 2024, by and between The City of Oklahoma City, a municipal corporation ("City"), and Allford Hall Monaghan Morris, LLC ("Architect").

### WITNESSETH:

**PROJECT M4-MM041  
MAPS 4 RESTORATION CENTER  
FIXED LIMIT OF CONSTRUCTION - \$17,443,400**

**WHEREAS**, the City intends to engage the services of the Architect to provide for design and all other architectural services related to MAPS 4 Restoration Center ("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, engineers and planners adopted by the City Council on July 23, 1974, amended on December 31, 1974, February 21, 1978, January 22, 1980, and November 18, 1986, 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. *Architectural  
Services*

Those professional 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.

- B. *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.
- C. *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.
- D. *Fixed Limit of Construction* Not-to-exceed amount which has been designated as the maximum amount for the construction cost of the project.
- Program Manager* The Manager of the Program appointed by the City Manager.

2. **Basic 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 the work as set out herein and including Exhibit A, which is attached hereto and incorporated as a part of this Contract, including but not limited to the following:

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 Program Manager. 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 two (2) hard copies and one (1) electronic copy, in Adobe Acrobat (PDF) format, of the draft Preliminary Report for review. Incorporate all recommended changes prior to submittal of the final Preliminary Report.
- (6) Furnish the City two (2) hard copies and one (1) electronic copy, in Adobe Acrobat (PDF) format, of the Final 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.
- (7)
  - 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. Actual costs associated with the geotechnical investigation will be authorized as Additional Services.
- (8) 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.

- (9) Prepare and provide a survey that conforms to ALTA standards including elevations. Title work will be provided by the City.
- (10) Review and recommend approval of testing laboratory claim vouchers within ten (10) working days of receipt of claim.
- (11) The Preliminary Report shall be recommended by the Program Manager 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 Program Manager 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 Program Manager 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 Program Manager 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 Architect 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 two (2) printed half-size sets, one (1) PDF copy, and Revit BIM model 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 two (2) printed half-size sets, one (1) PDF copy, and Revit BIM model of the plans and specifications for review, along with a detailed cost estimate for said improvements, extensions, and repairs. 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 Program Manager.
- (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, permits and certificates of approval 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 Program Manager. In this contract, the Architect shall hold at least one (1) Pre-Bid Conference for each project 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 Program Manager, prepare an electronic copy of all addendums for distribution.
- (3) The City will receive the Bids [www.periscopeholds.com](http://www.periscopeholds.com) (formally known as [www.bidsync.com](http://www.bidsync.com)) 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 Program Manager.
- (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) working 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 Program Manager 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 Program Manager.
- (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 Program Manager 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 Program Manager, 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 \$2,135,991, which includes: for Basic Services an amount not to exceed \$2,005,991, attached hereto and incorporated herein; and, for Additional Services an amount not to exceed \$130,000, 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.** To the fullest extent permitted by law, the Architect agrees to release, defend, indemnify and save harmless the City and its beneficiary trusts, their officers, agents and employees, from and against any and all loss of or damage to property, injuries to or death of any person or persons and/or all claims, damages, suits, costs, expenses, liability, actions or

proceedings of any kind or nature whatsoever, including, without limitation, Worker's Compensation claims of or by anyone whomever, to the extent resulting from or arising out of the Architect's negligent acts, operations, errors and/or omissions under or in connection with this Contract, or the Architect's use and occupancy of any portion of the project site, including, without limitation, negligent acts, operations, errors and/or omissions of the Architect's officers, employees, representatives, suppliers, invitees, contractors, subcontractors or agents. The Architect shall promptly advise the City and its beneficiary trusts, in writing, of any action, administrative or legal proceeding or investigation as to which this indemnification may apply, and the Architect, at its expense, shall assume the defense of the City and its beneficiary trusts, with counsel satisfactory to the City its beneficiary trusts. This section shall survive the expiration of the Contract. Provided, however, the Architect need not release, defend, indemnify or save harmless the City and its beneficiary trusts, or their officers, agents and employees, from damages or injuries resulting from the negligence of the City and its beneficiary trusts, their officers, agents or employees or the independent acts, operations, errors and/or omissions of architects and Architects who are not officers, employees, representatives, suppliers, invitees, contractors, subcontractors, or agents of Architect . It is understood that this indemnity and hold harmless provision is not limited by the insurance required under the provisions hereof.

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 Program Manager 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.

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), upon payment for work performed, deliver to the City all 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  
MAPS Office  
420 West Main Street, Suite 400  
Oklahoma City, Oklahoma 73102  
Attn: David E. Todd, P.E., Program Manager  
Phone Number: (405) 297-3461

To the Architect:

Allford Hall Monaghan Morris, LLC  
29 East Reno Avenue, Suite 440  
Oklahoma City, OK 73104  
Attn: Wade Scaramucci, Director  
Phone Number: (405) 600-1941

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.
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 Program Manager. If the Architect cannot perform the work and/or services within the time identified in this contract, 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 Program Manager 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 reasonable 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 related to this Contract. Such approval will not be unreasonably withheld. The Architect shall notify the City and seek pre-approval of any substitutions or changes in sub-consultants or subcontractors.
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, available to employees and applicants for employment, notices provided by the City Clerk of the City of Oklahoma City setting forth provisions of § 25-41 of the Oklahoma City Municipal Code, 2010.
  - 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 as set forth in paragraph "Termination for Default" subparagraph B.
28. **Termination for Default.** The City may cancel this Contract (with or without cause), in whole or in part, for failure of the Architect to fulfill or promptly fulfill its obligations under this Contract.
- A. After due notice and thirty (30) days within which to correct the default, this Contract may be terminated by either party for default upon fourteen (14) days written notice should the other party fail substantially to perform in accordance with the Contract terms through no fault of the party initiating the termination. Upon termination for cause by the City, the City shall pay the Architect for all work and services rendered, 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.
29. **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.

30. **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.
31. **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.
32. **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.
33. **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 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.
34. **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.
35. **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.
36. **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.
37. **Survival of Representations.** All representations and covenants of the parties shall survive the expiration of the Contract.
38. **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.
39. **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.
40. **Effective Date.** The effective date of this Contract shall be the date of execution of this Contract by the City.

41. **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 minority local business subcontractors on public construction contracts. The goal is to provide assistance, guidance, and opportunities for small and minority local businesses to work on City projects.

The Architect/Engineer agrees to submit a Local Business Utilization ("LBU") Report to the City within fourteen (14) days from the date 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 subconsultant or subcontractor as local, small, minority or otherwise.
- D. The general scope of work to be performed by each subconsultant or subcontractor.
- E. The dollar amount of each subcontract.

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

42. **Anit-Energy Discrimination.** If (a) the Architect has ten (10) or more full-time employees; and (b) this contract has a value of \$100,000 or more that is to be paid wholly or partly from public funds, the Architect hereby certifies and verifies that its company does not boycott energy companies and will not boycott energy companies during the term of this Agreement.

For purposes of this Agreement, the term "company" shall mean a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit. The term "boycott energy company" shall mean "without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (a) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil-fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law, or (b) does business with a company described by subparagraph a of this paragraph". See Title 74, Oklahoma Statutes Section 12002(A).

IN WITNESS WHEREOF, this Contract was executed and approved by the Architect this  
24 day of January, 2024.

ATTEST:

ALLFORD HALL MONAGHAN  
MORRIS, LLC

[Signature]  
Architect

[Signature]  
Director

STATE OF Oklahoma )

COUNTY OF Oklahoma ) §  
)

Wade Scaramucci, of lawful age, being first duly sworn, on oath says that he/she is the agent authorized by Contractor to submit the above Contract to City. Affiant further states that Contractor has not paid, given, or donated or agreed to pay, give, or donate to any officer or employee of the City any money or other thing of value, either directly or indirectly, in the procuring of this contract.

[Signature]  
Affiant

Subscribed and sworn to before me this 24 day of January, 2024.

[Signature]  
Notary Public



8-18-2024

My Commission Expires:

My Commission Number:

08013947



**IN WITNESS WHEREOF**, this Contract was approved and executed by The City of Oklahoma City this 13TH day of FEBRUARY, 2024.

**THE CITY OF OKLAHOMA CITY**

**ATTEST:**

Amy K. Simpson  
City Clerk



David Holt

**REVIEWED** for form and legality.

Karen K. McDevitt  
Assistant Municipal Counselor

**EXHIBIT A**  
**SCOPE OF WORK**  
**PROJECT M4-MM041**  
**MAPS 4 RESTORATION CENTER**

**GENERAL SCOPE OF SERVICES**

The following includes a *scope of services* provided by Allford Hall Monaghan Morris Architects (the ‘Architect’) to the City of Oklahoma City (the ‘City’) to assist the MAPS Office in the development and design of a new Restoration Center. This will be a new City-owned facility managed by an operator and will include a mental health crisis center with a much larger focus on addiction. The facility will include a public inebriate alternative, medically supervised detox, substance abuse counseling and medication assisted treatment for opioid addiction. The center will also provide a full suite of wrap-around case management services for clients of the facility.

Services will include assistance with site selection, planning, design, and construction administration services for the project. Services will also include meeting with City officials, stakeholders, the operator, and user groups as well as making presentations to the MAPS 4 Community Subcommittee, MAPS 4 Citizens Advisory Board and City Council along with the various design review committees as established by ordinance.

**TASK 1 PRELIMINARY REPORT (PROGRAMMING, SCHEMATIC DESIGN AND DESIGN DEVELOPMENT)**

**PROGRAMMING AND SITE EVALUATION**

Identifying, discussing, and prioritizing values, goals, and objectives to establish performance and design criteria for the Project.

- Based on the scale of the Project, the type of facilities, and the level of specialized function that will be required, the Architect and the City shall identify programming participants to be involved with the programming process, including participants from the Architect, the Architect’s consultants, the City, the operator and users of the Project, as well as other stakeholders.
- The Architect shall manage and administer the Programming Services and Site Evaluation. The Architect shall consult with the City, facilitate and attend Project meetings, and communicate with the programming participants.
- The architect shall coordinate the services provided by the Architect and the Architect’s consultants with those services provided by the City. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the City. The Architect shall provide prompt written notice to the City if the Architect becomes aware of any error, omission, or inconsistency in such services of information.
- The Architect shall prepare, and periodically update, a schedule for Programming Services that identifies milestone dates for decisions required of the City.
- The Architect shall compile and review Project-related information, including the following:  
(1) Available data on existing facilities, and other City documents, including existing program material and design and facility standards.

- (2) Relevant documents from authorities having jurisdiction over the Project, such as applicable codes, regulations, and ordinances.
- (3) Applicable non-governmental building and planning standards.
- The Architect shall identify the constraints and opportunities that may impact the Project, such as location, access, visibility, and site and building services.
- The Architect shall conduct interviews with all major stakeholders including the operator, MAPS office, Oklahoma Department of Mental Health and substance abuse, project managers and their consultants. In preparation for the interviews, the Architect shall:
  - (1) Assist the City in identifying individuals to be interviewed.
  - (2) Establish a work plan and schedule for the interviews.
- The Architect shall facilitate meetings, as applicable, with programming participants to
  - (1) Review data obtained from information gathering activities.
  - (2) Consider and discuss design and planning issues, such as future growth and expansion projections.
  - (3) Endeavor to achieve consensus as to how the values, goals, objectives, and information should influence the design of the Project.
- Based on the identified values, goals, objectives, and information gathered, the Architect shall develop performance and design criteria for the Project.
- The Architect shall make a preliminary determination of space requirements, space relationships, and circulation, and consider special requirements, such as aesthetics; ergonomics; flexibility; lighting; sustainability; acoustics; surrounding environment; safety; security; and site information, as appropriate.
- The Architect shall identify unresolved programming issues, discuss them with the City, and recommend solutions for the City's approval prior to preparing the Architect's initial program document.
- The Architect shall incorporate the City's design and facility standards and recommend Project standards, such as area allowances; space allocation; adjacencies; communication, technology, and security requirements; FF&E requirements; lighting; acoustics; and aesthetics.
- The Architect shall determine specific space requirements for the Project by
  - (1) Identifying required spaces.
  - (2) Establishing sizes and relationships.
  - (3) Establishing efficiency factors.
  - (4) Documenting special requirements, such as structural, mechanical, electrical, lighting, acoustical, FF&E, technology, security, or site development.
- The Architect shall prepare a final program document detailing all items identified, incorporating written and graphic materials that may include:
  - (1) An executive summary.
  - (2) Key strategies.
  - (3) Relevant facts upon which the program was based.
  - (4) Photo documentation of relevant existing site and building features.
  - (5) Conclusions derived from data analysis.
  - (6) Concept diagrams.
  - (7) Space allocations and adjacencies.
  - (8) Space listings by function and size.
  - (9) Space diagrams, as needed, to convey program information.
- The Architect shall evaluate potential sites, as applicable:
  - (1) Performing on-site observations.

- (2) Possessing the physical characteristics of the site.
- (3) Assessing codes, ordinances, and regulations on the impact of the Clients Development Objectives.
- (4) Assessing utilities available to the site.
- (5) Assessing the access, circulation, and parking for the site. The Architect shall make recommendations to the Owner based on its site evaluation of a maximum of three (3) potential sites.
- The Architect shall describe the physical characteristics and context of areas immediately surrounding the site of up to a maximum of three (3) potential sites, including existing land uses, proposed development, and public transportation. The Architect shall also describe land use patterns, trends, or potential uses of the of areas immediately surrounding the site and assess the impact of the Owner's Development Objectives on the surrounding sites and community.
- The Architect shall prepare a Due Diligence Report for up to three (3) potential sites. The report shall address the following criteria: general property information; zoning and entitlements; street classifications and access regulations; infrastructure; utilities and drainage; environmental impacts (floodplain, wetlands, oil and gas wells); and jurisdictional contacts.

#### **PRELIMINARY REPORT (SCHEMATIC DESIGN AND DESIGN DEVELOPMENT)**

- Preliminary Report Services will be completed in accordance with the Basic Services provision of this contract.
- The Architect shall create computer generated rendered images.

#### **TASK 2: FINAL PLANS AND SPECIFICATIONS**

- Final Plans and Specifications Services will be completed in accordance with the Basic Services provision of this contract.
- The Architect shall create computer generated rendered images.

#### **TASK 3: BIDDING SERVICES**

- Bidding Services will be completed in accordance with the Basic Services provision of this contract.

#### **TASK 4: CONSTRUCTION ADMINISTRATION**

- Construction Administration Services will be completed in accordance with the Basic Services provision of this contract.

## **TASK 5: AS-BUILT DRAWINGS**

- As-Built Services will be completed in accordance with the Basic Services provision of this contract.

## **ITEMS *EXCLUDED* FROM THE SCOPE OF WORK**

- Hardened rooms or FEMA rated shelter spaces within the building.
- Special inspections.
- Geotechnical investigations and soils report (which will be authorized by the City as Additional Services).
- LEED, WELL or other building sustainability certifications.
- Fire sprinkler and alarm system design (MEP will be limited to performance-based specifications and riser location(s) only – licensed fire system planner and installer must provide system calculations and shop drawings).
- Public bathing place design.
- Design and specification of commercial kitchen equipment.
- Branding / wayfinding signage (outside of statutory).
- Design and specification of solar panel or photovoltaic power systems.
- Specialist A/V Design (outside of data outlets, cabling and MDF/IDF rooms with terminations).
- Preparation of demolition drawings and permits.
- Design of additional phases or future expansion.

## **PROPOSED PROJECT SCHEDULE**

Task 1 Preliminary Report	180 Calendar Days from notice to proceed
Task 2 Final Plans and Specifications	120 Calendar Days from notice to proceed

**EXHIBIT B  
COMPENSATION  
PROJECT M4-MM041  
MAPS 4 RESTORATION CENTER**

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 \$2,135,991, which includes: for Basic Services an amount not to exceed \$2,005,991, as specifically set forth in this Exhibit B; and, for Additional Services an amount not to exceed \$130,000 as specifically set forth in Exhibit E.

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

Compensation for basic services may not exceed \$2,005,991, 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: \$702,097	Completion and recommendation by the City Architect for approval by the City of the Preliminary Report for the project.
Task 2 an additional amount not to exceed: \$802,396	Completion and acceptance by the City of the final plans and specifications for the project.
Task 3 an additional amount not to exceed: \$100,300	Award of the construction contract to the successful Bidder.
Task 4 an additional amount not to exceed: \$361,078	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: \$40,120	Upon satisfactory completion and acceptance of the project as-built drawings.

**EXHIBIT C**  
**ANTI/NON-COLLUSION AFFIDAVIT**  
**PROJECT M4-MM041**  
**MAPS 4 RESTORATION CENTER**

State of Oklahoma )  
 )  
County of Oklahoma ) SS.

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: Allford Hall Monaghan Morris LLC

Signature of executing individual: 

Title: Director

29 East Reno Avenue, Suite 440 Oklahoma City OK 73104

Address of the Architect Zip Code

405-600-1941

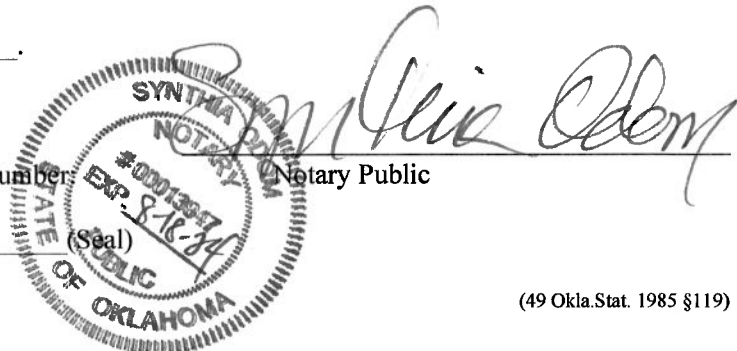
(A.C.) Tel. Number and FAX Number

Signed and sworn to before me on this 24 day of January, 2024, by

Wade Scaramucci

My Commission Expires/Commission Number Notary Public

August 18, 2024 / 00013947



(49 Okla.Stat. 1985 §119)

**EXHIBIT D**  
**NONDISCRIMINATION CERTIFICATE**  
**PROJECT M4-MM041**  
**MAPS 4 RESTORATION CENTER**

State of Oklahoma )  
 )  
County of Oklahoma ) SS.

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 ensure 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, available to employees and applicants for employment, notices to be provided by the City Clerk of the City of Oklahoma City setting forth the provisions of this section.
- 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: Allford Hall Monaghan Morris LLC

Signature of executing individual: 

Title: Director

29 East Reno Avenue, Suite 440 Oklahoma City OK

73104

Address of the Architect

Zip Code

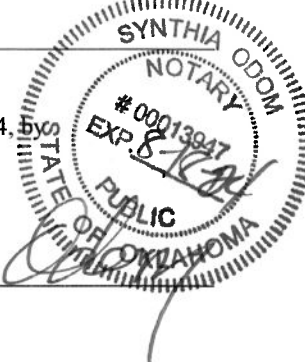
405-600-1941

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

Signed and sworn to before me on this 24 day of January, 2024,

Wade Scaramucci

  
Notary Public



My Commission Expires/Commission Number:

August 18, 2024 / 00013947 (Seal)

(49 Okla.Stat. 1985 §119)



**EXHIBIT E**  
**ADDITIONAL SERVICES**  
**PROJECT M4-MM041**  
**MAPS 4 RESTORATION CENTER**

Additional Services shall only be provided upon prior written and clearly detailed directions from the Program Manager. The Architect 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 City'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 City.
7. Provide services after issuance of City approved final certificate of payment to the contractor.
8. Provide part-time or full-time Project representative services.
9. Produce miscellaneous presentation materials beyond Basic Services requirements.
10. 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.
11. Provide staking of right-of-way for right-of-way acquisition purposes.
12. Prepare documents required for right-of-way/easement acquisitions.
13. Provide right-of-way/easement acquisition services.
14. Provide additional bid packages along with related bidding and construction administration services beyond Basic Services requirements.

15. Provide additional Construction Administration Services beyond requirements identified in Basic Services or Exhibit A.
16. Provide drone flight services, 1 Flight before, 1 flight during, and 1 flight after construction (flight path must be the same for each).
17. Provide design for commercial kitchen and equipment beyond requirements identified in Basic Services or Exhibit A.
18. Provide design or make provisions for solar/photovoltaic power system.
19. Provide services related to rezoning, platting, or closing/vacating public right-of-way.
20. Other items as necessary for completion of the project by the Program Manager.

Compensation for Additional Services: Included in the not to exceed total compensation is an allowance for Additional Services in an amount not to exceed \$130,000. 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 Program Manager. The Additional Services compensation may only be used after the Architect has performed Additional Services upon prior written authorization by the Program Manager. 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.



ALLFHAL01C

CMANUELE

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/24/2024

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

PRODUCER License # 100104501 INSURICA 3510 24th Ave NW, Suite 201 Norman, OK 73069	CONTACT NAME: Christina Manuele PHONE (A/C, No, Ext): (405) 292-6412 FAX (A/C, No): E-MAIL ADDRESS: Christina.Manuele@INSURICA.com
INSURED Allford Hall Monaghan Morris, LLC Plow Building 29 East Reno Avenue, Suite 440 Oklahoma City, OK 73104	INSURER(S) AFFORDING COVERAGE INSURER A : Sentinel Insurance Company, Ltd. NAIC # 11000 INSURER B : Hartford Accident and Indemnity Co. 22357 INSURER C : 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	X	38SBABR6644	9/7/2023	9/7/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 HIRED NONOWNED \$ 1,000,000
	AUTOMOBILE LIABILITY <input 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						COMBINED SINGLE LIMIT (Ea accident) \$ 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		38SBABR6644	9/7/2023	9/7/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	38WECAC7869	9/7/2023	9/7/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	General Liability			38SBABR6644	9/7/2023	9/7/2024	Valuable Papers 350,000
A	Hired & Non-Owned	X		38SBABR6644	9/7/2023	9/7/2024	Hired/Non-Owned 1,000,000

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

Project# M4-MM041

Project Description: MAPS 4 Restoration Center

The City of Oklahoma City and Its Trust are an Additional Insured with respect to General Liability, Umbrella Liability and Hired & Non Owned Automobile Liability if required or agreed to in a written contract subject to all provisions and limitations of the policy. Coverage is primary and non-contributory with regard to General Liability when required in a written contract. A Waiver of Subrogation applies.

## CERTIFICATE HOLDER

## CANCELLATION

The City of Oklahoma City MAPS Office 420 West Main Street, Suite 400 Attn: David E. Todd, P.E., Program Manager Oklahoma City, OK 73102-4437	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 
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