



**Agreement
For
Professional Services
City of Bel Aire
Project No. 21T41278**





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THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made as of the Effective Date by and between the **City of Bel Aire, Kansas** (hereinafter referred to as "**Owner**"), and **Garver, LLC** (hereinafter referred to as "**Garver**"). Owner and Garver may individually be referred to herein after as a "Party" and/or "Parties" respectively.

RECITALS

WHEREAS, Owner intends to design an arterial roadway on 45th Street North from and including the intersection of Oliver, to the westerly end of the arterial street improvements on Woodlawn (the "**Project**").

WHEREAS, Garver will provide professional Services related to the Project as further described herein.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. DEFINITIONS

In addition to other defined terms used throughout this Agreement, when used herein, the following capitalized terms have the meaning specified in this Section:

"Effective Date" means the date last set forth in the signature lines below.

"Damages" means any and all damages, liabilities, or costs (including reasonable attorneys' fees recoverable under applicable law).

"Hazardous Materials" means any substance that, under applicable law, is considered to be hazardous or toxic or is or may be required to be remediated, including: (i) any petroleum or petroleum products, radioactive materials, asbestos in any form that is or could become friable, (ii) any chemicals, materials or substances which are now or hereafter become defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," "extremely hazardous wastes," "restricted hazardous wastes," "toxic substances," "toxic pollutants," or any words of similar import pursuant to applicable law; or (iii) any other chemical, material, substance or waste, exposure to which is now or hereafter prohibited, limited or regulated by any governmental instrumentality, or which may be the subject of liability for damages, costs or remediation.

"Personnel" means affiliates, directors, officers, partners, members, employees, and agents.

2. SCOPE OF SERVICES

- 2.1. Services. Owner hereby engages Garver to perform the scope of service described in Exhibit A attached hereto ("**Services**"). Execution of this Agreement by Owner constitutes Owner's written authorization to proceed with the Services. In consideration for such Services, Owner agrees to pay Garver in accordance with Section 3 below.



3. PAYMENT

- 3.1. Fee. For the Services described under Section 2.1, Owner will pay Garver in accordance with this Section 3 and Exhibit B. Owner represents that funding sources are in place with the available funds necessary to pay Garver in accordance with the terms of this Agreement.
- 3.2. Invoicing Statements. Garver shall invoice Owner on a monthly basis. Such invoice shall include supporting documentation reasonably necessary for Owner to know with reasonable certainty the proportion of Services accomplished. The Owner's terms and conditions set forth in a purchase order (or any similar document) are expressly rejected.
- 3.3. Payment.
 - 3.3.1. Due Date. Owner shall pay Garver all undisputed amounts within thirty (30) days after receipt of an invoice. Owner shall provide notice in writing of any portion of an invoice that is disputed in good faith within fifteen (15) days of receipt of an invoice. Garver shall promptly work to resolve any and all items identified by Owner relating to the disputed invoice. All disputed portions shall be paid promptly upon resolution of the underlying dispute.
 - 3.3.2. If any undisputed payment due Garver under this Agreement is not received within forty-five (45) days from the date of an invoice, Garver may elect to suspend Services under this Agreement without penalty.
 - 3.3.3. Payments due and owing that are not received within thirty (30) days of an invoice date will be subject to interest at the lesser of a one percent (1%) monthly interest charge (compounded) or the highest interest rate permitted by applicable law.

4. AMENDMENTS

- 4.1. Amendments. Garver shall be entitled to an equitable adjustment in the cost and/or schedule for circumstances outside the reasonable control of Garver, including modifications in the scope of Services, applicable law, codes, or standards after the Effective Date ("Amendment"). As soon as reasonably possible, Garver shall forward a formal Amendment to Owner with backup supporting the Amendment. All Amendments should include, to the extent known and available under the circumstances, documentation sufficient to enable Owner to determine: (i) the factors necessitating the possibility of a change; (ii) the impact which the change is likely to have on the cost to perform the Services; and (iii) the impact which the change is likely to have on the schedule. All Amendments shall be effective only after being signed by the designated representatives of both Parties. Garver shall have no obligation to perform any additional services created by such Amendment until a mutually agreeable Amendment is executed by both Parties.

5. OWNER'S RESPONSIBILITIES

- 5.1. In connection with the Project, Owner's responsibilities shall include the following:
 - 5.1.1. Those responsibilities set forth in Exhibit A.
 - 5.1.2. Owner shall be responsible for all requirements and instructions that it furnishes to Garver pursuant to this Agreement, and for the accuracy and completeness of all



programs, reports, data, and other information furnished by Owner to Garver pursuant to this Agreement. Garver may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items as further set forth in Exhibit A.

- 5.1.3. Owner shall give prompt written notice to Garver whenever Owner observes or otherwise becomes aware of the presence at the Project site of any Hazardous Materials or any relevant, material defect, or nonconformance in: (i) the Services; (ii) the performance by any contractor providing or otherwise performing construction services related to the Project; or (iii) Owner's performance of its responsibilities under this Agreement.
- 5.1.4. Owner shall include "Garver, LLC" as an indemnified party under the contractor's indemnity obligations included in the construction contract documents.
- 5.1.5. Owner will not directly or indirectly solicit any of Garver's Personnel during performance of this Agreement and for a period of one (1) year beyond completion of this Agreement.

6. GENERAL REQUIREMENTS

6.1. Standards of Performance.

- 6.1.1. Industry Practice. Garver shall perform any and all Services required herein in accordance with generally accepted practices and standards employed by the applicable United States professional services industries as of the Effective Date practicing under similar conditions and locale. Such generally accepted practices and standards are not intended to be limited to the optimum practices, methods, techniques, or standards to the exclusion of all others, but rather to a spectrum of reasonable and prudent practices employed by the United States professional services industry.
- 6.1.2. Owner shall not be responsible for discovering deficiencies in the technical accuracy of Garver's services. Garver shall promptly correct deficiencies in technical accuracy without the need for an Amendment unless such corrective action is directly attributable to deficiencies in Owner-furnished information.
- 6.1.3. On-site Services. Garver and its representatives shall comply with Owner's and its separate contractor's Project-specific safety programs, which have been provided to Garver in writing in advance of any site visits.
- 6.1.4. Relied Upon Information. Garver may use or rely upon design elements and information ordinarily or customarily furnished by others including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- 6.1.5. Aside from Garver's direct subconsultants, Garver shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Garver have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any such contractor, or the safety



precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to that contractor's services. Garver shall not be responsible for the acts or omissions of any contractor for whom it does not have a direct contract. Garver neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the construction contract documents applicable to the contractor's work, even when Garver is performing construction phase services.

- 6.1.6. In no event is Garver acting as a "municipal advisor" as set forth in the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission. Garver's Services expressly do not include providing advice pertaining to insurance, legal, finance, surety-bonding, or similar services.

6.2. Instruments of Service.

- 6.2.1. Deliverables. All reports, specifications, record drawings, models, data, and all other information provided by Garver or its subconsultants, which is required to be delivered to Owner under Exhibit A (the "**Deliverables**"), shall become the property of Owner subject to the terms and conditions stated herein. Notwithstanding anything in this Agreement to the contrary, Garver shall have no obligation to deliver the Deliverables to Owner until payment has been received for the same.
- 6.2.2. Electronic Media. Owner hereby agrees that all electronic media, including CADD files ("**Electronic Media**"), are tools used solely for the preparation of the Deliverables. Upon Owner's written request, Garver will furnish to Owner copies of Electronic Media to the extent included as part of the Services. In the event of an inconsistency or conflict in the content between the Deliverables and the Electronic Media, however, the Deliverables shall take precedence in all respects. Electronic Media is furnished without guarantee of compatibility with the Owner's software or hardware. Because Electronic Media can be altered, either intentionally or unintentionally, by transcription, machine error, environmental factors, or by operators, it is agreed that, to the extent permitted by applicable law, Owner shall indemnify and hold Garver, Garver's subconsultants, and their Personnel harmless from and against any and all claims, liabilities, damages, losses, and costs, including, but not limited to, costs of defense arising out of changes or modifications to the Electronic Media form in Owner's possession or released to others by Owner. Garver's sole responsibility and liability for Electronic Media is to furnish a replacement for any non-functioning Electronic Media for reasons solely attributable to Garver within thirty (30) days after delivery to Owner.
- 6.2.3. Property Rights. All intellectual property rights of a Party, including copyright, patent, and reuse ("**Intellectual Property**"), shall remain the Intellectual Property of that Party. Garver shall obtain all necessary Intellectual Property from any necessary third parties in order to execute the Services. Any Intellectual Property of Garver or any third party embedded in the Deliverables shall remain so imbedded and may not be separated therefrom.
- 6.2.4. License. Upon Owner fulfilling its payment obligations under this Agreement, Garver hereby grants Owner a license to use the Intellectual Property, but only in the operation and maintenance of the Project for which it was provided. Use of such Intellectual



Property for modification, extension, or expansion of this Project or on any other project, unless under the direction of Garver, shall be without liability to Garver and Garver's subconsultants. To the extent permitted by applicable law, Owner shall indemnify and hold Garver, Garver's subconsultants, and their Personnel harmless from and against any and all claims, liabilities, damages, losses, and costs, including but not limited to costs of defense arising out of Owner's use of the Intellectual Property contrary to the rights permitted herein.

6.3. Opinions of Cost.

6.3.1. Since Garver has no control over: (i) the cost of labor, materials, equipment, or services furnished by others; (ii) the contractor or its subcontractor(s)' methods of determining prices; (iii) competitive bidding; (iv) market conditions; or (v) similar material factors, Garver's opinions of Project costs or construction costs provided pursuant to Exhibit A, if any, are to be made on the basis of Garver's experience and qualifications and represent Garver's reasonable judgment as an experienced and qualified professional engineering firm, familiar with the construction industry. Garver cannot and does not guarantee that proposals, bids, or actual Project or construction costs will not vary from estimates prepared by Garver.

6.3.2. Owner understands that the construction cost estimates developed by Garver do not establish a limit for the construction contract amount. If the actual amount of the low construction bid or resulting construction contract exceeds the construction budget established by Owner, Garver will not be required to re-design the Services without additional compensation. In the event Owner requires greater assurances as to probable construction cost, then Owner agrees to obtain an independent cost estimate.

6.4. Underground Utilities. Except to the extent expressly included as part of the Services, Garver will not provide research regarding utilities or survey utilities located and marked by their Owners. Furthermore, since many utility companies typically will not locate and mark their underground facilities prior to notice of excavation, Garver is not responsible for knowing whether underground utilities are present or knowing the exact location of such utilities for design and cost estimating purposes. In no event is Garver responsible for damage to underground utilities, unmarked or improperly marked, caused by geotechnical conditions, potholing, construction, or other contractors or subcontractors working under a subcontract to this Agreement.

6.5. Design with Construction Phase Services.

6.5.1. If the Owner requests in writing that Garver provide any specific construction phase services or assistance with resolving disputes or other subcontractor related issues, and if Garver agrees to provide such services, then Garver shall be compensated for the services as an Amendment in accordance with Sections 4 and 10.2 or as outlined in Exhibit A.

6.5.2. Garver shall be responsible only for those construction phase Services expressly set forth in Exhibit A, if any. With the exception of such expressly required Services, Garver shall have no responsibility or liability for any additional construction phase services, including review and approval of payment applications, design, shop drawing review, or other obligations during construction. Owner assumes all responsibility for interpretation of the construction contract documents and for construction observation



and supervision and waives any claims against Garver that may be in any way connected thereto.

- 6.5.3. Owner agrees, to the fullest extent permitted by law, to indemnify and hold Garver, Garver's subconsultants, and their Personnel harmless from any loss, claim, or cost, including reasonable attorneys' fees and costs of defense, arising or resulting from the performance of such construction phase services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments, or changes made to the construction contract documents to reflect changed field or other conditions, except to the extent such claims arise from the negligence of Garver in performance of the Services.
- 6.6. Hazardous Materials. Nothing in this Agreement shall be construed or interpreted as requiring Garver to assume any role in the identification, evaluation, treatment, storage, disposal, or transportation of any Hazardous Materials. Notwithstanding any other provision to the contrary in this Agreement and to the fullest extent permitted by law, Owner shall indemnify and hold Garver and Garver's subconsultants, and their Personnel harmless from and against any and all losses which arise out of the performance of the Services and relating to the regulation and/or protection of the environment including without limitation, losses incurred in connection with characterization, handling, transportation, storage, removal, remediation, disturbance, or disposal of Hazardous Material, whether above or below ground.
- 6.7. Confidentiality. Owner and Garver shall consider: (i) all information provided by the other Party that is marked as "Confidential Information" or "Proprietary Information" or identified as confidential pursuant to this Section 6.7 in writing promptly after being disclosed verbally; and (ii) all documents resulting from Garver's performance of Services to be Confidential Information. Except as legally required, Confidential Information shall not be discussed with or transmitted to any third parties, except on a "need to know basis" with equal or greater confidentiality protection or written consent of the disclosing Party. Confidential Information shall not include and nothing herein shall limit either Party's right to disclose any information provided hereunder which: (i) was or becomes generally available to the public, other than as a result of a disclosure by the receiving Party or its Personnel; (ii) was or becomes available to the receiving Party or its representatives on a non-confidential basis, provided that the source of the information is not bound by a confidentiality agreement or otherwise prohibited from transmitting such information by a contractual, legal, or fiduciary duty; (iii) was independently developed by the receiving Party without the use of any Confidential Information of the disclosing Party; or (iv) is required to be disclosed by applicable law or a court order. All confidentiality obligations hereunder shall expire three (3) years after completion of the Services. Nothing herein shall be interpreted as prohibiting Garver from disclosing general information regarding the Project for future marketing purposes.

7. INSURANCE

7.1. Insurance.

- 7.1.1. Garver shall procure and maintain insurance as set forth in Exhibit C until completion of the Service. Upon request, Garver shall name Owner as an additional insured on Garver's General Liability policy to the extent of Garver's indemnity obligations provided in Section 9 of this Agreement.
- 7.1.2. Upon request, Garver shall furnish Owner a certificate of insurance evidencing the insurance coverages required in Exhibit C.



8. DOCUMENTS

- 8.1. Audit. Garver will retain all pertinent records for a period of three (3) years beyond completion of the Services. Owner may have access to such records during normal business hours with three (3) business days advanced written notice. In no event shall Owner be entitled to audit the makeup of lump sum or other fixed prices (e.g., agreed upon unit or hour rates).
- 8.2. Delivery. After completion of the Project, and prior to final payment, Garver shall deliver to the Owner all Deliverables required under Exhibit A.

9. INDEMNIFICATION / WAIVERS

9.1. Indemnification.

- 9.1.1. Garver Indemnity. Subject to the limitations of liability set forth in Section 9.2, Garver agrees to indemnify and hold Owner, and Owner's Personnel harmless from Damages due to bodily injury (including death) or third-party tangible property damage to the extent such Damages are caused by the negligent acts, errors, or omissions of Garver or any other party for whom Garver is legally liable, in the performance of the Services under this Agreement.
- 9.1.2. Owner Indemnity. Subject to the limitations of liability set forth in Section 9.2, Owner agrees to indemnify and hold Garver and Garver's subconsultants and their Personnel harmless from Damages due to bodily injury (including death) or third-party tangible property damage to the extent caused by the negligent acts, errors, or omissions of Owner or any other party for whom Owner is legally liable, in the performance of Owner's obligations under this Agreement.
- 9.1.3. In the event claims or Damages are found to be caused by the joint or concurrent negligence of Garver and the Owner, they shall be borne by each Party in proportion to its own negligence.

9.2. Waivers. Notwithstanding any other provision to the contrary, the Parties agree as follows:

- 9.2.1. The Parties agree that any claim or suit for Damages made or filed against the other Party will be made or filed solely against Garver or Owner respectively, or their successors or assigns, and that no Personnel shall be personally liable for Damages under any circumstances.
- 9.2.2. Mutual Waiver. To the fullest extent permitted by law, neither Owner, Garver, nor their respective Personnel shall be liable for any consequential, special, incidental, indirect, punitive, or exemplary damages, or damages arising from or in connection with loss of use, loss of revenue or profit (actual or anticipated), loss by reason of shutdown or non-operation, increased cost of construction, cost of capital, cost of replacement power or customer claims, and Owner hereby releases Garver, and Garver releases Owner, from any such liability.
- 9.2.3. Limitation. In recognition of the relative risks and benefits of the Project to both the Owner and Garver, Owner hereby agrees that Garver's and its Personnel's total liability under the Agreement shall be limited to one hundred percent (100%) of Garver's fee set forth in Exhibit B.



9.2.4. No Other Warranties. No other warranties or causes of action of any kind, whether statutory, express or implied (including all warranties of merchantability and fitness for a particular purpose and all warranties arising from course of dealing or usage of trade) shall apply. Owner's exclusive remedies and Garver's only obligations arising out of or in connection with defective Services (patent, latent or otherwise), whether based in contract, in tort (including negligence and strict liability), or otherwise, shall be those stated in the Agreement.

9.2.5. The limitations set forth in Section 9.2 apply regardless of whether the claim is based in contract, tort, or negligence including gross negligence, strict liability, warranty, indemnity, error and omission, or any other cause whatsoever.

10. DISPUTE RESOLUTION

10.1. Any controversy or claim ("**Dispute**") arising out of or relating to this Agreement or the breach thereof shall be resolved in accordance with the following:

10.1.1. Any Dispute that cannot be resolved by the project managers of Owner and Garver may, at the request of either Party, be referred to the senior management of each Party. If the senior management of the Parties cannot resolve the Dispute within thirty (30) days after such request for referral, then either Party may request mediation. If both Parties agree to mediation, it shall be scheduled at a mutually agreeable time and place with a mediator agreed to by the Parties. Should mediation fail, should either Party refuse to participate in mediation, or should the scheduling of mediation be impractical, either Party may file for arbitration in lieu of litigation.

10.1.2. Arbitration of the Dispute shall be administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules. EACH PARTY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAWS, ANY AND ALL RIGHT TO TRIAL BY JURY. The arbitration shall be conducted by a single arbitrator, agreed to by the Parties. In no event may a demand for arbitration be made if the institution of legal or equitable proceedings based on such dispute is barred by the applicable statute of limitations.

10.1.3. The site of the arbitration shall be Wichita, Kansas. Each Party hereby consents to the jurisdiction of the federal and state courts within whose district the site of arbitration is located for purposes of enforcement of this arbitration provision, for provisional relief in aid of arbitration, and for enforcement of any award issued by the arbitrator.

10.1.4. To avoid multiple proceedings and the possibility of inconsistent results, either Party may seek to join third parties with an interest in the outcome of the arbitration or to consolidate arbitration under this Agreement with another arbitration. Within thirty (30) days of receiving written notice of such a joinder or consolidation, the other Party may object. In the event of such an objection, the arbitrator shall decide whether the third party may be joined and/or whether the arbitrations may be consolidated. The arbitrator shall consider whether any entity will suffer prejudice as a result of or denial of the proposed joinder or consolidation, whether the Parties may achieve complete relief in the absence of the proposed joinder or consolidation, and any other factors which the arbitrators conclude should factor on the decision.



10.1.5. The arbitrator shall have no authority to award punitive damages. Any award, order or judgment pursuant to the arbitration is final and may be entered and enforced in any court of competent jurisdiction.

10.1.6. The prevailing Party shall be entitled to recover its attorneys' fees, costs, and expenses, including arbitrator fees and costs and AAA fees and costs.

10.1.7. The foregoing arbitration provisions shall be final and binding, construed and enforced in accordance with the Federal Arbitration Act, notwithstanding the provisions of this Agreement specifying the application of other law. Pending resolution of any Dispute, unless the Agreement is otherwise terminated, Garver shall continue to perform the Services under this Agreement that are not the subject of the Dispute, and Owner shall continue to make all payments required under this Agreement that are not the subject of the Dispute.

10.1.8. Owner and Garver further agree to use commercially reasonable efforts to include a similar dispute resolution provision in all agreements with independent contractors and subconsultants retained for the Project.

10.2. Litigation Assistance. This Agreement does not include costs of Garver for required or requested assistance to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by Owner, unless litigation assistance has been expressly included as part of Services. In the event Owner requests such services of Garver, this Agreement shall be amended in writing by both Owner and Garver to account for the additional services and resulting cost in accordance with Section 4.

11. TERMINATION

11.1. Termination for Convenience. Owner shall have the right at its sole discretion to terminate this Agreement for convenience at any time upon giving Garver ten (10) days' written notice. In the event of a termination for convenience, Garver shall bring any ongoing Services to an orderly cessation. Owner shall compensate Garver in accordance with Exhibit B for: (i) all Services performed and reasonable costs incurred by Garver on or before Garver's receipt of the termination notice, including all outstanding and unpaid invoices, and (ii) all costs reasonably incurred to bring such Services to an orderly cessation.

11.2. Termination for Cause. This Agreement may be terminated by either Party in the event of failure by the other Party to perform any material obligation in accordance with the terms hereof. Prior to termination of this Agreement for cause, the terminating Party shall provide at least seven (7) business days written notice and a reasonable opportunity to cure to the non-performing Party. In all events of termination for cause due to an event of default by the Owner, Owner shall pay Garver for all Services properly performed prior to such termination in accordance with the terms, conditions and rates set forth in this Agreement.

11.3. Termination in the Event of Bankruptcy. Either Party may terminate this Agreement immediately upon notice to the other Party, and without incurring any liability, if the non-terminating Party has: (i) been adjudicated bankrupt; (ii) filed a voluntary petition in bankruptcy or had an involuntary petition filed against it in bankruptcy; (iii) made an assignment for the benefit of creditors; (iv) had a trustee or receiver appointed for it; (v) becomes insolvent; or (vi) any part of its property is put under receivership.



12. MISCELLANEOUS

- 12.1. Governing Law. This Agreement is governed by the laws of the State of Kansas, without regard to its choice of law provisions.
- 12.2. Successors and Assigns. Owner and Garver each bind themselves and their successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement; neither Owner nor Garver shall assign, sublet, or transfer their interest in this Agreement without the written consent of the other, which shall not be unreasonably withheld or delayed.
- 12.3. Independent Contractor. Garver is and at all times shall be deemed an independent contractor in the performance of the Services under this Agreement.
- 12.4. No Third-Party Beneficiaries. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than Owner and Garver. This Agreement does not contemplate any third-party beneficiaries.
- 12.5. Entire Agreement. This Agreement constitutes the entire agreement between Owner and Garver and supersedes all prior written or oral understandings and shall be interpreted as having been drafted by both Parties. This Agreement may be amended, supplemented, or modified only in writing by and executed by both Parties.
- 12.6. Severance. The illegality, unenforceability, or occurrence of any other event rendering a portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of the Agreement. Any void provision of this Agreement shall be construed and enforced as if the Agreement did not contain the particular portion or provision held to be void.
- 12.7. Counterpart Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which taken together constitute one Agreement. Delivery of an executed counterpart of this Agreement by fax or transmitted electronically in legible form, shall be equally effective as delivery of a manually executed counterpart of this Agreement.

13. EXHIBITS

- 13.1. The following Exhibits are attached to and made a part of this Agreement:

Exhibit A – Scope of Services
Exhibit B – Compensation Schedule
Exhibit C – Insurance
Exhibit D – [Reserved]

If there is an express conflict between the provisions of this Agreement and any Exhibit hereto, the terms of this Agreement shall take precedence over the conflicting provisions of the Exhibit.



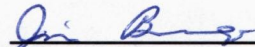
Owner and Garver, by signing this Agreement, acknowledges that they have independently assured themselves and confirms that they individually have examined all Exhibits, and agrees that all of the aforesaid Exhibits shall be considered a part of this Agreement and agrees to be bound to the terms, provisions, and other requirements thereof, unless specifically excluded.

Acceptance of this proposed Agreement is indicated by an authorized agent of the Owner signing in the space provided below. Please return one signed original of this Agreement to Garver for our records.

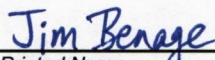
IN WITNESS WHEREOF, Owner and Garver have executed this Agreement effective as of the date last written below.

City of Bel Aire, Kansas

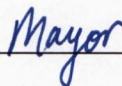
Garver, LLC

By: 
Signature

By: 
Signature

Name: 
Printed Name

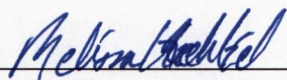
Name: Christopher Bohm
Printed Name

Title: 

Title: Senior Project Manager

Date: 02/14/2023

Date: 1/23/2023

Attest: 

Attest: 



**EXHIBIT A
(SCOPE OF SERVICES)**

- 1.1 Garver shall provide the following Services:
 - 1.1.1 As detailed in this Exhibit A (see below).
- 1.2 In addition to those obligations set forth in the Agreement, Owner shall:
 - 1.2.1 Give thorough consideration to all documents and other information presented by Garver and informing Garver of all decisions within a reasonable time so as not to delay the Services.
 - 1.2.2 Make provision for the Personnel of Garver to enter public and private lands as required for Garver to perform necessary preliminary surveys and other investigations required under the applicable Work Order.
 - 1.2.3 Obtain the necessary lands, easements and right-of-way for the construction of the work. All costs associated with securing the necessary land interests, including property acquisition and/or easement document preparation, surveys, appraisals, and abstract work, shall be borne by the Owner outside of this Agreement, except as otherwise described in the Services under Section 2.1.
 - 1.2.4 Furnish Garver such plans and records of construction and operation of existing facilities, available aerial photography, reports, surveys, or copies of the same, related to or bearing on the proposed work as may be in the possession of Owner. Such documents or data will be returned upon completion of the Services or at the request of Owner.
 - 1.2.5 Pay all plan review and advertising costs in connection with the Project.
 - 1.2.6 Provide legal, accounting, and insurance counseling services necessary for the Project and such auditing services as Owner may require.
 - 1.2.7 Coordinate with Garver on the application for permits and other approvals from all governmental authorities having jurisdiction over the Project and others as may be necessary for completion of the Project. Owner will pay all applicable permit fees for the project.
 - 1.2.8 Furnish Garver a current geotechnical report for the proposed site of construction. Garver will coordinate with the geotechnical consultant, Owner has contracted with, on Owner's behalf for the Project specific requested information.
 - 1.2.9 Furnish Garver with the results of hydroexcavation locations and depths of selected underground utility lines. Garver will coordinate with the hydroexcavation company, Owner has contracted with, on Owner's behalf for the Project specific requested information.



EXHIBIT A (SCOPE OF SERVICES)

1.3 Garver shall provide the following Services (Engineering Design)

Furnish engineering and technical services as required to develop the plans, supplemental specifications and estimates of the quantities of work for the PROJECT in accordance with design standards and in the format and detail required by the City of Bel Aire, Kansas, the Kansas Department of Transportation (KDOT), and as outlined in this Appendix. It is understood that the Owner intends to apply for WAMPO funding for the project. All planning and design documents will be produced to meet KDOT requirements. Plans will include the design of streets with incidental drainage, driveway and approach replacements on 45th Street North from 250' west of Oliver to the west line of the current Woodlawn Improvements.

When authorized by the Owner, proceed with development of plans for the PROJECT based on the preliminary design concepts approved by the Owner.

1. Perform Traffic Study: Garver will prepare a traffic study that analyzes the corridor configuration (3 vs 5 lane) and intersection design recommendations (roundabout vs signalized).
 - a. Collect Data
 - i. Perform field observations during AM, school dismissal and PM peak periods, data to be collected by a third party traffic firm to be contracted directly by the City of Bel Aire.
 - ii. Collect/compile traffic data at 10 intersections; compare to prior collected data and perform diversion analysis to determine existing year 2023 traffic volumes
 - b. Corridor Design Analysis
 - i. Coordinate with WAMPO; perform growth scenario analysis for corridor and produce 2045 design traffic volumes
 - ii. Perform capacity analysis for corridor and intersections – current configuration 2023/2045 AM & PM
 - iii. Conduct signal warrant analysis at Oliver/45th Street
 - iv. Analyze crash data and perform predictive safety analysis for proposed improvements
 - v. Perform iterative capacity analysis for corridor and intersections – iterative/proposed configuration 2023/2045 AM & PM
 - vi. Perform turn lane analysis at study intersections
 - c. Develop traffic report
 - d. Coordinate with City for public involvement/stakeholder coordination and City council meeting
2. Concept Phase. Prepare preliminary design concepts for the Owner or its designated representative prior to progressing to detail aspects of the work unless waived by the Owner. Key areas of initial design:
 - a. Proposed intersection configuration at 45th & Oliver
 - i. Roundabout vs Signalized
 - ii. 4-way stop with traffic equipment plumbing only will be an option if signal warrants are not met.
 - b. Access control plan for Lots 1-12, Block 1, Krueger 1st Addition
 - i. Consider Direct access vs. Frontage Road
 - c. Consider Relocation of East Access Drive for Sunrise Christian Academy (SCA)



- i. Realign to match Edgemoor is preliminary recommendation.
 - d. Prepare Ped/Bike Access plan along corridor
 - i. Evaluate Location and design options for signal crossing at SCA
 - ii. Evaluation of adjacent sidewalks connecting to Eagle Lake Park for ADAAG compliance.
 - iii. Evaluate sidewalk connections into adjacent neighborhoods.
 - iv. Coordinate with USD259 and the City of Wichita to determine partnership opportunities for construction of a sidewalk over to Stuckey Middle School as part of this project.
- 3. Public Involvement: Work with City of Bel Aire to develop and implement public involvement plan during the preliminary concept stage through project bidding.
 - a. Development and maintain stakeholder database throughout the concept and design process.
 - b. Create Public Involvement Plan
 - i. Social media
 - 1. Monthly E-Blast coordinated with the City of Bel Aire
 - ii. Project website
 - 1. Information for city website
 - 2. Create project specific website
 - a. Monthly Website update to display progress
 - c. Present proposed public involvement plan at City Council Workshop
 - d. Create Virtual Town Hall Interface
 - i. Conduct virtual meetings to highlight prelim. Design (Priced as 1 mtg)
 - ii. Record for "On Demand" viewing via YouTube or other streaming media delivery platform
 - iii. Allow comments via social media or website
 - e. Conduct live Town Hall meeting
 - i. City pays for newspaper and other advertising
 - f. Present public involvement findings and results of traffic study at City Council Workshop.
 - g. Bi-monthly City Council Presentation during design
 - i. Coordinate with City Staff monthly for other council updates
- 4. Preliminary Design Plans. Plans will include the following elements:
 - a. Preliminary Plans will be submitted for the following stages (including opinions of cost)
 - i. Field Check
 - ii. Office Check
 - b. Typical Sections and General Notes as needed.
 - c. Pavement Removal Plans
 - d. Plan/Profile sheets for construction of roadway improvements
 - i. Project will consider realignment of 45th West of Oliver to promote a safer transition in alignment due to north-south offset
 - ii. Intersection Plans & Details
 - e. Sidewalk and Multi-Use Path Plans
 - i. 6' Sidewalk along south side of proposed corridor (side to be finalized during design/concept phase)
 - ii. 10' Multi-Use Path on north side of proposed corridor (side to be finalized during design/concept phase)
 - iii. Sidewalk to provide access along south side of 45th to Stuckey Middle School if coordination with Wichita and USD259 supports its inclusion.



- iv. Sidewalk south of 45th to adjacent additions as an add/alternate option.
 - f. Intersection Design Plans
 - i. Intersection Layouts
 - 1. Includes accel/decel lanes as identified in traffic study
 - ii. Traffic Signal Plans
 - 1. Underground Equipment Plans
 - 2. Traffic Signal Plans and Details (Includes preliminary timing design)
 - g. Pavement marking and Project Signage plans
 - i. Prepared in accordance with the MUTCD and other local and state requirements.
 - h. Relocation Plans for Existing City Utilities
 - i. Water Main for Water Tower
 - ii. Sanitary Sewer Manholes Adjusted as necessary
 - i. Retaining wall plans and details if necessary
 - j. Erosion Control Plans as needed for NPDES Permit.
 - k. Landscaping Plans
 - i. Proposed tree planting plan for corridor
 - ii. Proposed seeding/sodding plan for corridor
 - iii. Proposed plan for pedestrian node at 45th & Oliver for future implementation
 - l. Utility coordination as outlined below.
5. Hydrology Design: Perform analysis of hydrology and hydraulics for the project, including storm sewer and culverts as necessary.
- a. Drainage maps indicating drainage basins and flow directions of proposed drainage pathways and storm sewer systems.
 - b. Evaluation of western drainage basin to determine if it could be contained in box or with open channel
 - c. Replacement of "bridge" with new storm sewer system south of 45th & Oliver
 - d. Evaluation of east basin to determine if existing pond on private property could be modified to provide additional detention to reduce flooding of Tributary Seven south of 45th Street.
6. Final Plan Preparation. Plans will include the following elements:
- a. Final opinion of cost
 - b. Address office check comments and implement any final changes identified by stakeholders and city staff.
 - c. Continued Utility coordination
 - d. Coordination with survey staff for preparation of right of way and temporary construction easement documents
 - e. Finalize permit documents
 - f. Implement final changes in Landscaping plans.
 - g. Construction traffic control plan
 - i. Final constructability review
 - h. Final Quality Assurance/Quality Control review
 - i. In-office review by Engineer not involved with design
 - ii. Construction Services Staff Review
7. Bidding Support Services: Assist City with PS&E review as well as putting the project out to Bid
- a. PS&E Coordination



- b. Final Utility Clearance Forms
 - c. Assist City with Pre-Bid Conference
 - d. Address addendums and RFI's
 - e. Provide list of potential contractors
 - f. Prepare conformed construction documents
 - g. Assist City with Pre-Construction Conference
8. Construction Support: Provide assistance during construction as necessary.
- a. This scope item will be deleted if Garver is selected to provide Construction Engineering and Inspection (CEI) services.
 - b. Monthly Teams meeting with City and selected CEI firm
 - c. Provide RFI support during construction including questions from shop drawing reviews.
 - d. Field visits as necessary to assist with questions during construction.
9. Field Surveys. Provide engineering and technical personnel and equipment to obtain survey data as required for engineering design.
- a. Full topographic survey of project corridor
 - i. One Call to be performed on entire corridor for locations of existing utilities.
 - b. Location and documentation of section line control for corridor
 - c. Establishment of a minimum of four project benchmarks along corridor
 - i. NAVD88 datum will be used.
 - d. Survey will be performed on state plane coordinate system with plans prepared using ground-modified coordinates.
 - e. Reset section line control and right of way control – post acquisition.
 - f. Legal descriptions for right of way and temporary construction easement acquisitions where necessary.
 - i. This work will not be part of the base contract price and will be paid on a per parcel basis.
10. Soils and Foundation Investigations. When recommended by Garver, and/or requested by the Owner, the Owner shall direct an approved testing laboratory to perform subsurface borings and soils investigations for the PROJECT for the purpose of determining subgrade requirements, subsurface soil conditions or other investigations necessary for the design of the pavement. Garver will coordinate with the Owner and the testing laboratory to determine the quantity and location of subsurface borings.
11. Utility Coordination: Garver will work with existing utilities with facilities along the corridor to identify all known potential utility conflicts and, when authorized by the Owner, provide prints of plans to each utility identifying the problem locations.
- a. GARVER shall meet with utility company representatives as required to review the PROJECT design and interpret engineering drawings and effect resolutions of conflicts.
 - b. When recommended by Garver, and/or requested by the Owner, the Owner shall direct a hydroexcavation contractor to perform hydroexcavation investigations for the PROJECT for the purpose of determining the location and depth of underground utilities as necessary for the design of the pavement. Garver will assist in developing a list of locations to be hydroexcavated and will collect location and depth information of exposed utilities.
 - c. Garver will use KDOT Utility Form B in coordination with utilities along route.



- d. Garver will provide City of Bel Aire reports on utility coordination progress for bi-monthly Council meetings, (more often if necessary).
- 12. Project Deliverables
 - a. Deliver original plan tracings and specification originals to the Owner.
 - b. Provide AutoCAD V. 2020 drawing files for the PROJECT to the Owner.
- 13. Exceptions: Garver's scope of services does NOT include the following items:
 - a. Geotechnical Investigations
 - i. The Owner's contract with the testing laboratory shall provide that the testing laboratory is responsible to the Owner for the accuracy and competence of their work.
 - ii. The cost of soil and boring investigations shall be directly contracted with and billed directly to the Owner.
 - iii. An electronic copy of the geotechnical report will be provided to Garver.
 - b. Hydroexcavation Services
 - i. The Owner's contract with the hydroexcavation company shall provide that the hydroexcavation company is responsible to the Owner for the accuracy and competence of their work.
 - ii. The cost of those investigations shall be directly contracted with and billed directly to the Owner.
 - c. Construction Phase Services except as outlined above.



**EXHIBIT B
(COMPENSATION SCHEDULE)**

The table below presents a summary of the fee amounts and fee types for this Agreement.

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Concept Phase/Traffic/Public Involvement	\$121,097	LUMP SUM
Design Phase	\$579,451	LUMP SUM
Prepare ROW Documents	\$10,500	RATE SCHEDULE
Prepare Temporary Construction Easements	\$10,500	RATE SCHEDULE
Construction Support Services	\$18,154	RATE SCHEDULE
TOTAL FEE	\$739,702.00	

The lump sum amount to be paid under this Agreement is \$700,548.

Any unused portion of the fee, due to delays beyond Garver's control, will be increased six percent (6%) annually with the first increase effective on or about June 1, 2025.

The Owner will pay Garver for Service rendered at the agreed upon rates for each classification of Garver's personnel (may include contract staff classified at Garver's discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The total amount paid to Garver under this Agreement is estimated to be \$39,154. The actual total fee may exceed this estimate. The agreed upon rates will be increased annually with the first increase effective on or about July 1, 2023. Notwithstanding the foregoing, Garver shall be entitled, in its sole discretion, to substitute a more qualified person (e.g., C-4) with a less qualified person (e.g., C-1); provided however, in such event Garver shall only be entitled to payment at the lesser rate.

Expenses other than salary costs that are directly attributable to performance of our Services will be billed as follows:

1. Direct cost for outside reproduction and presentation material preparation, and mail/courier expenses.
2. The amount allowed by the federal government for mileage with an additional \$0.05 for survey trucks/vans.
3. \$20 per hour for GPS survey equipment use.

As directed by the Owner, some billable Services may have been performed by Garver prior to execution of this Agreement. Payment for these Services will be made in accordance with the fee arrangement established herein, as approved by the Owner.

Garver shall provide Owner notice when Garver is within ten percent (10%) of the not-to-exceed amount. In which event, Owner may direct Garver to proceed with the Services up to the not-to-exceed budgetary threshold before ceasing performance of the Services or increase the not-to-exceed amount with notice to Garver. Underruns in any phase may be used to offset overruns in another phase as long as the overall Agreement amount is not exceeded. In no event shall the not-to-exceed amount be interpreted as a guarantee the Services can be performed for the not-to-exceed budgetary threshold.



Garver Wichita Hourly Rate Schedule: July 2022 - June 2023

Classification	Rates	Classification	Rates
Engineers / Architects		Resource Specialists	
E-1	\$ 120.00	RS-1	\$ 96.00
E-2	\$ 139.00	RS-2	\$ 133.00
E-3	\$ 172.00	RS-3	\$ 188.00
E-4	\$ 192.00	RS-4	\$ 246.00
E-5	\$ 219.00	RS-5	\$ 308.00
E-6	\$ 270.00	RS-6	\$ 379.00
E-7	\$ 330.00	RS-7	\$ 431.00
Planners		Environmental Specialists	
P-1	\$ 144.00	ES-1	\$ 127.00
P-2	\$ 181.00	ES-2	\$ 154.00
P-3	\$ 225.00	ES-3	\$ 191.00
P-4	\$ 251.00	ES-4	\$ 240.00
P-5	\$ 290.00	ES-5	\$ 293.00
Designers		ES-6	\$ 376.00
D-1	\$ 112.00	ES-7	\$ 425.00
D-2	\$ 131.00	Project Controls	
D-3	\$ 156.00	PC-1	\$ 99.00
D-4	\$ 181.00	PC-2	\$ 136.00
Technicians		PC-3	\$ 173.00
T-1	\$ 87.00	PC-4	\$ 222.00
T-2	\$ 127.00	PC-5	\$ 271.00
T-3	\$ 140.00	PC-6	\$ 333.00
T-4	\$ 170.00	PC-7	\$ 428.00
Surveyors		Administration / Management	
S-1	\$ 63.00	M-1	\$ 481.00
S-2	\$ 75.00	AM-1	\$ 69.00
S-3	\$ 114.00	AM-2	\$ 93.00
S-4	\$ 137.00	AM-3	\$ 130.00
S-5	\$ 170.00	AM-4	\$ 165.00
S-6	\$ 193.00	AM-5	\$ 203.00
2-Man Crew (Survey)	\$ 216.00	AM-6	\$ 250.00
3-Man Crew (Survey)	\$ 270.00	AM-7	\$ 301.00
2-Man Crew (GPS Survey)	\$ 236.00		
3-Man Crew (GPS Survey)	\$ 290.00		
Construction Observation			
C-1	\$ 106.00		
C-2	\$ 136.00		
C-3	\$ 166.00		
C-4	\$ 192.00		
C-5	\$ 244.00		



**EXHIBIT C
(INSURANCE)**

Pursuant to Section 7.1 of the Agreement, Garver shall maintain the following schedule of insurance until completion of the Services:

Worker's Compensation	Statutory Limit
Automobile Liability	
Combined Single Limit (Bodily Injury and Property Damage)	\$500,000
General Liability	
Each Occurrence	\$1,000,000
Aggregate	\$2,000,000
Professional Liability	
Each Claim Made	\$1,000,000
Annual Aggregate	\$2,000,000