

**CITY OF NORMAN**

**MAINTENANCE BOND #101374157**

Know all men by these presents that K & R Builders, Inc., as Principal, and Merchants National Bonding, Inc., a corporation organized under the laws of the State of Iowa, and authorized to transact business in the State of Oklahoma, as SURETY, are held and firmly bound unto THE CITY OF NORMAN, a Municipal Corporation of the State of Oklahoma, herein called CITY, in the sum of ~~\*\*Six Hundred Twenty Two Thousand Seven Hundred Ninety Five & 38/100~~ **SIX HUNDRED TWENTY TWO THOUSAND SEVEN HUNDRED NINETY EIGHT & 85/100** DOLLARS (\$ 622,795.38), such sum being equal to the contract price and being in force for a period of one year from the date of the acceptance of the below described improvements by the City Council, and thereafter for the sum of ~~\*\*One Hundred Fifty Five Thousand Six Hundred Ninety Eight & 85/100~~ **SIX HUNDRED TWENTY TWO THOUSAND SEVEN HUNDRED NINETY EIGHT & 85/100** DOLLARS (\$ 155,698.85), such sum being no less than twenty-five percent (25%) of the contract price and being in force for a period of two years thereafter, for the payment of which sum PRINCIPAL and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the conditions of this obligation are such that the PRINCIPAL, being the lowest and best bidder on the following project:

**BID 2425-56 E. POST OAK BRIDGE REPLACEMENT PROJECT**

has entered into a written CONTRACT **K-2526-33** with the CITY OF NORMAN, dated this 13th day of August, 2025 for the erection and construction of this PROJECT, that CONTRACT being incorporated herein by references as if fully set forth; and,

WHEREAS, under the ordinances of the CITY the PRINCIPAL is required to furnish to the CITY a maintenance bond covering said construction of this PROJECT, the bond to include the terms and provisions hereinafter set forth, as a condition precedent to final acceptance of the PROJECT.

NOW, THEREFORE, if the PRINCIPAL shall keep and maintain, subject to normal wear and tear, the construction, except for defects not occasioned by improper workmanship, materials, or failure to protect new work until it is accepted, and if the PRINCIPAL shall promptly repair, without notice from the CITY or expense to the CITY any and all defects arising from improper workmanship, materials, or failure to protect new work until it is accepted; all for a period of three (3) years from the date of the written final acceptance by the CITY, then this obligation shall be null and void. The amount of the Maintenance Bond shall be 100 % of the contract amount. Otherwise, this obligation shall remain in full force and effect at all times.

Provided further, however, that upon neglect, failure or refusal of the PRINCIPAL to maintain or make any needed repairs upon the construction on the PROJECT, as set out in the preceding paragraph, within ten (10) days after the mailing of notice to the PRINCIPAL by letter deposited in the United States Post Office at Norman, Oklahoma, addressed to the PRINCIPAL at the address set forth below, then the PRINCIPAL and SURETY shall jointly and severally be liable to the CITY for the cost and expense for making such repair, or otherwise maintaining the said construction.

It is further expressly agreed and understood by the parties hereto that no changes or alterations in said CONTRACT and no deviations from the plan or mode of procedure herein fixed shall have the effect of releasing the sureties, or any of them, from the obligations of this Bond.

IN WITNESS WHEREOF, the said PRINCIPAL has caused these presents to be executed in its name and its corporate seal (where applicable) to be hereunto affixed by its duly authorized representative(s), on the 13th day of August, 2025, and the SURETY has caused these presents to be executed in its name its corporate seal to be hereunto affixed by its authorized representative(s) on the 13th day of August, 2025.

(Corporate Seal) (where applicable)

ATTEST:



Corporate Secretary (where applicable)



Principal K & R Builders, Inc.

Signed: [Signature]

Title: Authorized Representative  
President

Address: PO Box 656  
Wheatland, OK 73097

Telephone: (405) 745-4558

(Corporate Seal) (where applicable)

ATTEST:



Surety: Merchants National Bonding, Inc.

Signed: [Signature]  
Authorized Representative

Printed: Lisa K. Sherman  
Authorized Representative

Title: Attorney-in-Fact

Address: PO Box 890300, Okla. City, OK 73189

Telephone: (405) 691-0016

### CORPORATE ACKNOWLEDGEMENT

STATE OF OKLAHOMA )  
 ) ss:  
COUNTY OF OKLAHOMA )

The foregoing instrument was acknowledge before me this 13 day of August, 2025, by GARY K. ROHLMEIER President (Name and Title), of K & R BUILDERS, INC., a(n) corporation, on behalf of the corporation.

WITNESS my hand and seal this 13 day of August, 2025.

My Commission Expires:

12/11/2027



[Signature]  
Notary Public

**MB-2526-15**

Maintenance Bond No.

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**INDIVIDUAL ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledge before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_(Name and Title) of \_\_\_\_\_,  
a(n) corporation.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

**PARTNERSHIP ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledge before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_(Name and Title) \_\_\_\_\_ (partner/agent)  
on behalf of \_\_\_\_\_, a partnership.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

**CITY OF NORMAN**

Approved as to form and legality this 7 day of August, 2025  
Elizabeth Luckala  
City Attorney

Approved by the Council of the City of Norman this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor