

**AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN CITY OF LAWTON  
AND ARCHITECT FOR PROFESSIONAL SERVICES – PROJECT NO. PR2308**

**PROVIDE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS  
FOR THE PROJECT**

This Amendment No. 1 is to the original agreement made as of the 28<sup>th</sup> day of January in the year two-thousand and twenty-five by and between the City of Lawton, Oklahoma, a Municipal Corporation, hereinafter referred to as “Owner” **and C.H. Guernsey & Company** hereinafter referred to as “Architect” amending the original agreement for the professional services dated February 13, 2024, for the

**Project PR2308 Elmer Thomas Park Amphitheater and Lake Helen Boardwalk**

The OWNER now intends to include the services to complete design and construction documents on Project PR2308 for the Elmer Thomas Park Amphitheater and Lake Helen Boardwalk.

Now, therefore, that in consideration of the covenants, agreements, and representations hereinafter set forth, it is mutually agreed by the parties hereto that the agreement entered into by the parties on January 28<sup>th</sup>, 2025, Exhibit “A” & “B” of Agreement is amended as follows:

Add Exhibit “C” to the agreement to list the scope of the project and services.

The format for the compensation shall be:

Amendment No. 1 – Complete Design Services Total Fee .....	\$2,155,174.00
Survey and Geotechnical report not to exceed .....	\$100,000.00
Design Development 65% .....	\$445,288.00
Construction Documents 100% .....	\$890,575.00
Bidding and Permitting Phase.....	\$115,259.00
Construction Administration.....	\$604,052.00
Record Drawings .....	
Original Contract Total Fee was .....	\$48,700.00
Contract Total After Amendment 1 Fee .....	\$2,203,874.00

**IN WITNESS WHEREOF**, Owner and Architect have executed this agreement.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



\_\_\_\_\_  
Jared Stigge, CEO, C.H. Guernsey & Company

Attest:

Kathleen Tanksley  
Title OP. COORD  
(AFFIX SEAL)



CITY OF LAWTON, OKLAHOMA  
A Municipal Corporation

\_\_\_\_\_  
Stan Booker, Mayor

Attest:

\_\_\_\_\_  
Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
John Andrew, City Attorney

I, Rebecca Johnson, Finance Director, of the City of Lawton, Oklahoma, do hereby certify that I have entered the amount of this encumbrance (\$\_\_\_\_\_) against the appropriated Account No.(\_\_\_\_\_) and after charging this encumbrance in the amount of \$\_\_\_\_\_, there is an unencumbered balance in said appropriated account of \$\_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Rebecca Johnson, Finance Director

## EXHIBIT "C"

### Scope of Services

#### General Project Understanding

The City of Lawton is moving forward with a design and construction documents for a new boardwalk and amphitheater project within the Elmer Thomas Park. These documents will be for used permitting, bidding and construction. The design will consist of the following:

- Two Parking lots near the Amphitheater
- Food truck plaza
- Tickets and restroom building for the Amphitheater
- Plaza with splash pad
- Amphitheater with shell
- Boardwalk along southwest side of lake
- Boathouse for boat rentals
- Pedestrian bridge across lake
- Dredging lake
- Trail around lake
- Fishing docks/pier
- Small paved water access on north side of lake
- Wing/chapel sculpture at north end of bridge
- Monument Lawton sign
- Covered Swings
- Play landscape around the existing playground
- Small Pedestrian bridge at northwest corner of lake
- Adventure trail
- Observation Tower
- Waterfall/recirculating creek with reclaimed splash pad water
- Boat Ramp extension of existing parking lot

#### Site and Investigation

- Investigate existing conditions. Including Survey and Geotechnical report
- Survey and Geotechnical reports are not to exceed \$150,000. If this work is to exceed this amount the Architect/engineer will notify the owner prior to work.
  - When invoicing, Guernsey will provide detailed documentation to the owner as requested.

#### 1.3.2 Design Development

- Review local building code requirements.
- Attend review and coordination meetings as required.
- Produce Design documents for client review:
  - Site Plan(s)
  - Site renderings
  - Perspective renderings
- Develop Confirmation Notice and incorporate all comments into documents.
- Conduct plan review with the City of Lawton.
- Provide a 65% design development set of documents with all options presented along with cost estimate.

### 1.3.3 Construction Documents

- Attend review and coordination meetings as required.
- Produce Construction documents for client review, permitting, bidding and construction.
- Develop Confirmation Notice and incorporate all comments into documents.
- Conduct plan review with the City of Lawton.
- Provide a 95% construction document set of documents with all options presented along with cost estimate.
- Provide a 100% construction document set of documents with all options presented.

### 1.3.4 Construction Bidding and Negotiations

- Contractor RFI responses
- Issue Amended Documents as Necessary

### 1.3.6 Construction Administration Services

- Shop drawing review,
- RFI responses
- Construction site observations

### 4.2.2 Record Drawings

- Provide ½ size record drawing set with digital versions labeled “record” drawings

### **Owner Supplied Information**

- Equipment list and information, if necessary.
- List of building standard materials and finishes, if desired.

### **Proposed Design Schedule**

- 2 months from Notice to Proceed to Design Development Documents.
- 6 1/2 months from Notice to Proceed to 95% Construction Documents
- 7 months from Notice to Proceed to 100% Construction Documents

### **Out of Scope Items**

There may be variations that deviate from this scope. In performing the work, it may become evident that more or less effort is required, and scope modifications may be necessary. Any scope changes will be discussed and approved by City of Lawton to implementation. Guernsey will not accrue any out-of-scope charges without the express approval of City of Lawton.

- Any design beyond what is noted above.
- Animations
- Environmental survey or Abatement survey or coordination
- Permitting cost
- Sustainability Documentation
- Site improvements beyond those areas part of this project

## Other Items

- Utility Infrastructure: It is assumed adequate utility distribution mains are available at the site to serve the new facility. Utility design is limited to service lines only. Modifications and improvements to, including relocating, existing utility infrastructure distribution mains are excluded.
- Fire Alarm Design: GUERNSEY will specify device locations, sequence of operations, and other requirements necessary to solicit competitive pricing during the construction bidding phase. Detailed design such as wiring, panel diagrams, and calculations will be included in the shop drawings submitted by the General Contractor during construction and reviewed by GUERNSEY for compliance during construction.
- Fire Suppression Design: GUERNSEY will specify system hazard classification of each space, relevant details, notes, and other information required to solicit competitive pricing during the construction bidding phase. Detailed sprinkler layout, pipe routing, hangers, and calculations will be included in the shop drawings submitted by the General Contractor and reviewed by GUERNSEY for compliance during construction.
- Communications (Voice & Data) Design: GUERNSEY will coordinate with [Client]'s communication provider to recommend a point of connection to the main communication backbone and a pathway to the facility. GUERNSEY will coordinate with [Client] to locate outlet jacks and provide infrastructure pathways (ie, conduit, cable tray, j-hooks, etc.) for horizontal cabling, and locate receptacles and ground bars for communication equipment identified by [Client]. Design for communication equipment, cabling and patch panels is excluded.
- Security, Access Control, Intrusion Detection, and CCTV Design: GUERNSEY will coordinate with [Client]'s subcontractor to include electrical infrastructure in the design to support these systems. Design for security equipment, controls, and cabling is excluded.
- ICC-500 Storm Shelter Design: [Client] has not expressed a desire to incorporate these requirements into any portion of the project scope. All design and construction administration services related to ICC-500 are excluded.
- Special Inspections: GUERNSEY will provide a statement of special inspections required by Local Building Code Authorities. [Client] is responsible for engaging a certified Special Inspection and Testing Agency to perform these inspections during construction. GUERNSEY will review the results of these inspections and advise the Client and General Contractor as required.
- Commissioning/Enhanced Commissioning/Commissioning Agent
- Underground Utility Location Services including but not limited to Potholing and Ground Penetrating Radar
- Third-Party Sustainability Certification including LEED Project Registration, Documentation, and Certification by USGBC is not included.
- Life Cycle Cost Analysis, Energy Compliance Analysis, and Energy Modeling
  - Only those required by Local Building Code Authorities.
- Project Videos and Animations
- Building Permits and Fees Associated with Permitting and Review
- Environmental Permitting, Surveys, Testing, Remediation or Design including SWPPP Plans, Hazardous Material (Asbestos, Lead-Based Paint, etc.) Abatement Specifications and any Fees associated with these Items.