

CONTRACT FOR COMMISSION OF ARTWORK
GRAND JUNCTION, COLORADO

Community Recreation Center – Community Room Mural
May 6,

This Agreement is entered into on, _____ 2026 by and between the City of Grand Junction, Colorado (herein after called “the City”) and Chloe Kelly (hereinafter called “the Artist”).

Recitals

The City has allocated funding as specified by the Call to Artists in the amount of \$19,000. This agreement is for artwork to be painted on the specified walls of the Community Room space in the Grand Junction Community Recreation Center, 2836 Recreation Way. The Artist was selected by the GJ Commission on Arts and Culture from the submissions obtained by a public Call for Artists.

Based on these foregoing recitals and the terms and conditions set forth herein, THE PARTIES AGREE AS FOLLOWS:

ARTICLE 1. SCOPE OF SERVICES

1.1 Artist’s Responsibility

- A. The Artist shall perform all services and be responsible for all expenses, materials, supplies, and equipment necessary to paint the mural outlined in the attached proposal from The Artist.
- B. The Artist’s services shall be performed in a professional, timely, and workmanlike manner, and in strict compliance with all terms and conditions in this Agreement. The Artist is responsible for all costs, expenses, and fees associated with the design, installation, site visits, and insurance of the Artwork.
- C. All materials used in the creation of the mural shall be of professional-grade quality and specifically selected for durability, longevity, and resistance to indoor environmental conditions and human interaction. Colored paints utilized in the mural must include, or be formulated with, an integrated protective component (such as built-in sealant or protective finish) that enhances resistance to fading, scuffing, and minor surface damage. All paints, primers, and additional media must be appropriate for interior application and capable of maintaining color stability and adhesion over time without significant degradation.
- D. The finished mural surface shall include either the inherent protection provided by the selected paints or an additional clear, protective coating where necessary to ensure adequate resistance to vandalism, including but not limited to graffiti, scratching, smudging, and surface abrasions. Any supplemental coating must be non-yellowing, low-odor, and compatible with indoor air quality standards, as well as with the underlying materials to ensure long-term adhesion and visual integrity.

- E. The mural surface shall be cleanable using appropriate methods and mild cleaning agents without damaging the artwork or compromising the protective properties of the materials. The Artist agrees to apply all materials and coatings in accordance with manufacturer specifications and industry best practices to maximize the mural's lifespan while ensuring suitability for occupied interior spaces and maintaining its aesthetic quality over time.

- F. The Artist shall coordinate the installation of the Artwork with the City. The Artist agrees to repair and/or replace any damage caused by the Artwork installation at their expense, whether caused by the Artist or by anyone the Artist engages to assist them, to the satisfaction of the City designated representative ("City Representative"), as set forth in this Agreement. The persons designated as "City Representative" is Haley Van Camp, Arts & Culture and Adult Recreation Coordinator for the Grand Junction Parks and Recreation Department.

- G. The Artist is an independent contractor and not an agent or employee of the City.

- H. In performance of the work described herein, the Artist shall comply with all applicable federal, State and City laws, rules, and regulations, including but not limited to, applicable copyright, building and life, health and safety codes.

- I. The Artist shall indemnify and hold the City harmless from any damage or injury claims made by a third party(ies) arising during the installation process and caused, or claimed to be caused by such process, including harm to themselves, to others including the public, or to the Artwork.

- J. The Artist shall provide the City with a description of all materials used, following the requirements as outlined in the Call for Artists, written instructions for the maintenance care, and up-keep of the Artwork, and a Certificate of Authenticity for the Artwork.

- K. The Artist is solely responsible for the compensation and for the work of every contractor and other person he engages to assist her in discharging the duties under this Agreement. The Artist agrees to engage no person without providing adequate worker's compensation insurance, in amounts required by Colorado law.

- L. The Artist shall secure and provide insurance for the on-site installation period in amounts and limits specified in this section. The Artist shall provide the City Risk Manager with a certificate of liability insurance which addresses the period of on-site installation, and includes the following:
 - (1) The policy must be an occurrence form; the coverage amount shall be \$1,000,000 for products/completed operations hazard(s); the Comprehensive General Liability insurance shall have combined single limits of \$1,000,000 per occurrence; and the policy shall not be cancelled, terminated nor not renewed without first giving 30 days advance written notice to the City Risk Manager;

- (2) Neither this Agreement nor an insurance policy issued as required by this Agreement shall be understood to waive or diminish the effect of the Colorado Governmental Immunity Act protections enjoyed by the City.

1.2 City's Responsibility

- A. The City will provide the Artist access to the site for installation of the Artwork.
- B. The City will provide payment to the Artist in a timely fashion as outlines in the Payment Schedule in Article 6 of the Agreement.
- C. The City will secure any and all required licenses, permits, and similar legal authorizations, at no expense to the Artist, as may be necessary for the installation.
- D. The City will designate a representative (see Article 1, Section 1.1 C above) with whom the Artist should communicate and coordinate when necessary, and the City Representative has the authority to make decisions for the City with regard to the matters described herein, including, but not limited to inspection of any work in progress on location, determining substantial and final completion of the Artwork, approving payments to the Artist, approving and coordinating installation.

ARTICLE 2. DESIGN CHANGES

- A. Final Design Proposal – Following execution of this contract, the Artist will, in consultation with City staff when necessary, develop their original proposal into Final Design Proposal which includes: 1.) A working drawing and a description of the materials to be used; and 2.) Cost estimates for the design, transportation, installation, and insurance. The Commission on Arts and Culture, or a committee thereof, shall review and approve the final design prior to execution.
- B. Any significant change to the design of the Artwork, as approved pursuant to Article 2, Section 2.1 above, must be approved in writing by the City. The Artist shall provide proposed changes in writing or graphic communication to the City for review and approval. A significant change is considered to be any alteration which materially affects the approved design or installation. Minor changes do not require written approval.

ARTICLE 3. COMPLETION DATE

The Artist agrees to complete the Artwork no later than August 1, 2026.

Liquidated Damages: If the Artist fails to complete the on-site installation of the Artwork by August 1, 2026, a late fee of \$100 per day will be levied, beginning on August 2, 2026, and

continuing at \$100 per day for every day until the day the Artwork is successfully installed. This late fee will be deducted from the final payment due to the Artist. This late fee shall not apply to delays caused by the City or acts of God.

ARTICLE 4. ACCEPTANCE OF THE ARTWORK

The Artwork will be deemed to be accepted by the City after the following requirements have been satisfied:

- (1) The Artwork is completed in accordance with this Agreement and the approved design, and the City has verified this; and
- (2) The Artist has delivered to the Commission on Arts and Culture the following:
 - (a) An executed bill of sale;
 - (b) Written maintenance and care instructions
 - (c) An original signed Certificate of Authenticity.

ARTICLE 5. PAYMENT SCHEDULE

The City shall pay the Artist a fixed fee of \$19,000 (fourteen thousand dollars) which will constitute full and complete compensation for all services performed, materials furnished, and for the artistic value provided by the Artist under this Agreement. If the Artist is in compliance with the terms of this Agreement, then the City will pay the Artist as follows:

- A. First payment of \$9,500 (50% of the total cost of the Artwork) shall be made upon execution of this agreement, recognizing that the Artist will invest time and incur expenses in preparing the designs and purchasing materials as set forth in Article 1, Section 1.1(A).

Final payment of \$9,500 (50% of the total cost) following installation and acceptance of the Artwork by the City, as described in Article 4.

The City agrees to mail the payments described above within net 30 days of receiving invoices from the Artist.

ARTICLE 6. WARRANTY

- A. The Artist represents and warrants that the design of the Artwork is unique and solely the result of the creative efforts of the Artist, and is wholly original with the Artist and does not infringe upon or violate the rights of any third party.
- B. The Artist warrants that the Artwork is and shall remain free and clear of all liens, including mechanics liens and encumbrances of the Artist.
- C. The Artist shall not duplicate or offer the same or materially similar Artwork for sale elsewhere within a 200-mile radius of Grand Junction.

- D. The Artist warrants that all work is performed in accordance with professional “workmanlike” standards, and fully guarantees the Artwork to be free from defective materials, products, and workmanship, for one year following the date of the City’s final acceptance of the Artwork, as described above. During this period the Artist agrees to make necessary repairs to the Artwork, in a manner satisfactory to the City, of any defect which is the result of faulty workmanship or materials. If within one year following the date of final acceptance, the Artist is unable or unwilling to make any necessary repairs, the Artist is responsible for reimbursing the City for damages, expenses, or loss incurred by the City as a result of having to complete such repairs. The Artist is not responsible for damage to the Artwork caused by vandalism, acts of God, City employees or contractors.

ARTICLE 7. COPYRIGHT

- A. The Artist expressly reserves the rights under common law or under the federal Copyright Act to control the making and dissemination of copies and reproductions of the Work that the court(s) in the venue of this Agreement afford to her, except as specified in Article 6 Section C. The Artist specifically agrees that the City, and its commissions, agents, divisions, employees and officials may, without further approval from or compensation to the Artist, reproduce the Artwork graphically, in photographs, drawings, or computer generated images for any City business, including advertising, promotions, visitor and convention activities, and economic development activities. The City agrees that whenever appropriate such graphic reproductions of the Artwork will include the Artist’s name, in such a manner and location as will comply with U. S. copyright law.
- B. The City acknowledges the existence of a 1990 federal law regarding Artist’s rights which limits the City’s unilateral ability to modify the Artwork without advance notice to the Artist; however, the Artist agrees that the Artwork, and all components and elements thereof, are the property of the City. The Artist agrees that after the warranty period described in 7.D. expires, the City has the right to unilaterally, without Artist’s knowledge or consent, repair, remove, or replace, the Artwork. While it is the City’s intent to permanently retain and maintain the Artwork as described herein, over time future citizens and City Councils may determine that the City should remove it or otherwise dispose of the Artwork, and the City reserves that right. If the City alters, modifies, or changes the Artwork, it will not thereafter represent the altered work as that of the Artist without her consent.
- C. The Artist agrees to indemnify and hold the City harmless from any and all liability arising out of the Artist’s violation or claim of violation by any person of any copyright or trademark infringement whether or not such claim(s) or suit(s) is(are) frivolous.

ARTICLE 8. INDEMNIFICATION

The Artist will indemnify and hold the City harmless from all loss and liability (including attorney's fees, court costs, and all other litigation expenses) for any infringement of the patent rights, copyright, trademark, and all intellectual property claims of any person or persons in consequence of the City's acceptance of the Artists work or the use by the City, or any of its officers or agents, of articles or services supplied in the performance of the Agreement, whether or not such claim (s) is (are) frivolous.

ARTICLE 9. DEATH OR INCAPACITY

If the Artist becomes unable to complete the terms of this Agreement due to death or incapacitation, such death or incapacitation will not be considered a default of this Agreement on the part of the Artist; however, upon the happening of death or incapacity of the Artist, the City is not obligated to proceed with this Agreement.

In the event of incapacity, the Artist may assign the Artist's obligations and services under this Agreement to another artist of her choosing, but only with written approval of the City. Alternatively, the City may terminate this Agreement.

In the event of the death of the Artist, this Agreement shall terminate. The Artist's executor shall deliver the Artwork, in whatever form and degree of completion it may be at the time, to the City, along with all materials and supplies purchased for the Artwork' fabrication, if not yet completed. The City has the right to have the Artwork completed by another artist of their choosing; however, the Artist's heirs shall retain the copyright to the Artwork and all rights under Article 8.

ARTICLE 10. TERMINATION OF AGREEMENT

The City may terminate this Agreement if the Artist fails without cause to complete, deliver, and install the Artwork as stipulated in this Agreement. The exercise of a right to termination under this section shall be in writing and set forth the grounds for termination. If this Agreement is terminated under this section, the Artist is entitled to retain the 10% fee paid to them when the Agreement was executed, but shall return to the City all other compensation paid to them under the terms of this Agreement within 30 days of the date of termination. If the Artist fails to return said City funds, the City shall have the right to take possession of the Artwork, in whatever form and degree of completion it may be at the time, and all materials and supplies purchased and obtained by the Artist for the Artwork, and the City has the right to have the Artwork completed by another artist of their choosing. However, the Artist shall retain the copyright to the Artwork and all rights under Article 7.

ARTICLE 11. WRITTEN NOTICE

The parties agree that any notice required by this Agreement shall be given as follows, including notice of a change of address or change in the City Representative:

City: Haley Van Camp, GJ Parks & Recreation

Artist: Chloe Kelly

City of Grand Junction
Grand Junction, CO 81501
(970) 254-3876
Haley.vancamp@gjcity.org

[Redacted]
Rye, CO 81069
[Redacted]

ARTICLE 12. ENTIRE AGREEMENT

The terms and provisions of this Agreement, including attachments and any amendments, represent the entire understanding of the parties with respect to the subject matter of this contract. No representations or warranties are made by the Artist or the City except as herein set forth. The terms of this Agreement may only be altered or modified in writing and signed by both parties.

ARTICLE 13. LAW AND VENUE

The laws of the City of Grand Junction, Mesa County, Colorado, shall govern this Agreement. Any action arising out of or under this Agreement shall be brought in Mesa County, Colorado.

Signed:

Signed by:

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Date: 5/5/2026

Chloe Kelly
[Redacted]

DocuSigned by:

 Duane Hoff Jr., Contract Administrator - City of Grand Junction
Date: 5/6/2026
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Duane Hoff Jr.
City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501