

March 26, 2021

Lafayette Redevelopment Commission  
City of Lafayette  
515 Columbia Street  
Lafayette, IN 47901

**RE: 18 N. 5<sup>th</sup> Street Condition Appraisal  
Lafayette, IN**

To: Lafayette Redevelopment Commission

THA Consulting, Inc. (FDBA Timothy Haahs & Associates, Inc.) (THA) is pleased to provide the Lafayette Redevelopment Commission with our proposal to provide Condition Appraisal services related to the parking garage at 18 N. 5<sup>th</sup> Street in Lafayette, IN.

THA is a multi-disciplined engineering, architectural, and mobility consulting firm specializing in the planning, design, operation, and restoration of parking and mixed-use facilities, as well as access and mobility programs and services. Since our inception in 1994, we have completed close to 1,000 parking projects and 1,000,000 spaces. Our expertise has been cultivated by extensive experience with unique issues and requirements associated with parking facilities, including pedestrian connectivity, safety and security, and amenities. We provide exceptional service and practical strategy solutions for complex parking issues to a variety of clients.

### **PROJECT UNDERSTANDING**

We understand that the Lafayette Redevelopment Commission seeks to retain an experienced and qualified parking consulting and design firm to provide condition appraisal services for the garage located at 18 N. 5<sup>th</sup> street in Lafayette, IN. THA understands that the parking structure has undergone some restoration work in 2016. Our approach at this point is a full condition appraisal and review areas of concern brought up in discussions with City of Lafayette Public Works Department.

### **SCOPE OF SERVICES**

#### **CONDITION APPRAISAL**

1. Review available construction plans and specifications for the designated parking structure, previous repair documents, and other information regarding repairs that have been completed to the facility.
2. Conduct a visual observation of the parking structure's structural elements that will include reviews of:
  - Supported floors, columns, beams and ceilings through visual observations to locate and document concrete spalling, cracking, leaching, leaking, joint conditions, and similar deterioration of the parking structure. Connections, which are particularly vulnerable to deterioration, will be more closely reviewed.
  - Observing the condition of previous repairs particularly floor cracks, potholes, and construction joints.
3. Perform a chain drag delamination survey of limited portions of supported concrete floors to detect subsurface delamination, which may not yet be visible.

4. Perform a visual review of the non-structural systems including:
  - Exterior facade
  - Building exterior retaining walls and similar construction
  - General condition of floor drains, drain leaders
  - Stair and elevator towers, handrails, guardrails, and other architectural features for visible deterioration that should be corrected
  
5. Summarize our findings and recommendations in a report that will include:
  - Provide a prioritization of repair work (Year 1, Year 2, etc.)
  - Observations and comment on materials testing results, if applicable
  - Discussion of repair requirements based on extending the service life of the parking structure
  - Photographic inventory
  - Identify life safety issues in garage that need to be addressed
  - Summary of the recommended repair program including an estimate of the probable construction cost and schedule to implement the repairs
  
6. We will have included one (1) field visit to conduct the condition appraisal and one (1) meeting virtually with you to review our findings and recommendations.
  
7. Potentially discuss other opportunities for the parking structure based on the age, proximity, and cost of future work.

The outlined scope of work will provide a basis for preparation of contract documents and implementation of the repairs. We will be glad to assist you with these services after we have completed the initial assessment of the condition of the structure.

#### **SCOPE OF SERVICES EXCLUSIONS**

The following services are not included in our proposal and fee:

- Material testing (concrete)
  - We have not included any materials or related field testing as a part of the scope for this work. Material testing may include:
  - Chloride ion (road salt) content tests to determine the concentrations of chloride at incremental depths in the concrete floors. If existing chloride ion tests are available, this information will allow us to determine the effectiveness of existing concrete sealers, if any. If existing tests are not available, the chloride ion tests taken for this project will establish baseline results with which to compare future test results.
  - Petrographic examination of two (2) core samples to evaluate general concrete quality, including entrained air parameters. This information is required to gauge the relative durability of the in-place concrete.
  - Concrete compressive strength tests to determine the compressive strength of the existing concrete.
  - Concrete cover measurements at selected locations with a Pachometer.
- Test pits on the concrete floor surface (if required) to determine depth of reinforcement, concrete section, and any embedded items such as sub-surface waterproofing or conduit
- Construction documentation for the restoration work
- Bidding services

**FEE PROPOSAL**

THA will provide the services outlined above for a Lump Sum Professional Fee of **Twelve Thousand Dollars (\$12,000.00), which includes customary reimbursable for travel, etc.**

We appreciate the opportunity to provide the Lafayette Redevelopment Commission with our proposal, and we look forward to undertaking the work in a prompt and professional manner. For your reference, we have attached our Standard Terms and Conditions Form. Please do not hesitate to contact us should you have any questions or need any additional information from us.

Sincerely,



Todd Helmer, PE  
CEO

ENCL:

1. THA Standard Terms and Conditions Form

**AUTHORIZATION**

Trusting the above is satisfactory, please sign and return one copy as our authorization to proceed.

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**CITY OF LAFAYETTE, INDIANA**

**STANDARD TERMS AND CONDITIONS  
PROFESSIONAL SERVICE CONTRACTS**

1. **Billing**. On hourly, not to exceed, contracts, services may be billed monthly for the hours and costs expended during that period. Services under fixed fee or lump sum contracts may be billed monthly on the estimate of the percentage of work completed.
2. **Employment**. During the term of the Agreement, the Consultant shall not engage on this project on a full or part-time basis any professional or technical personnel who are, or have been at any time during the period of the Agreement, in the employ of the City, except regularly retired employees.
3. **Ownership of Documents**. All reports, tables, figures, drawings, specifications, boring logs, field data, field notes, laboratory test data, calculations, estimated and other documents prepared by Consultant shall remain the property of the Consultant. The City shall be entitled to copies or reproducible sets of any of the aforesaid.
4. **Insurance**. The Consultant shall at its own expense maintain in effect during the term of the Agreement the following insurance with limits as shown or greater:
  - A. General Liability (including automobile) – combined single limit of \$2,000,000. The City shall be named as Additional Insured and be given a 30 day notice of cancellation, non-renewal or significant change of coverage. Consultant’s insurance shall be written on a “primary” basis and the City’s insurance program shall be in excess of all of Consultant’s available coverage.
  - B. Worker’s Compensation – statutory limit. Workers Compensation shall include a Waiver of Subrogation endorsement in favor of the City.
  - C. Professional Liability for protection against claims arising out of the performance of professional services caused by negligent error, omission or act in the amount of \$2,000,000.
  - D. The Consultant shall provide Certificates of Insurances indicating the aforesaid coverage.
5. **Successors and Assigns**. Neither the City nor the Consultant shall assign, sublet or transfer their interest in the Agreement without the written consent of the other.
6. **Termination of Agreement**. The Agreement may be terminated by either party should the other party fail to substantially perform in accordance with the terms through no fault of the other upon fifteen (15) days written notice. The Agreement may be terminated by the City for convenience upon thirty (30) days written notice to Consultant. In the event of termination, due to any reason other than the fault of the Consultant, the Consultant shall be paid for services performed to termination date, including reimbursable.

7. **Dispute Resolution.** All claims or disputes of the Consultant and the City arising out of or relating to the Agreement, or the breach thereof, shall first be submitted to non-binding mediation. If a claim or dispute is not resolved by mediation, the party making the claim or alleging a dispute shall have the right to institute any legal or equitable proceedings in the Tippecanoe Superior or Circuit Court. The prevailing party shall be entitled to recover attorney fees and costs.
8. **Indemnities.** Consultant and City each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives from and against liability for all claims, losses, damages or expenses caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses and damages or expenses are caused by the joint or concurrent negligence of the City and Consultant, they shall be borne by each party in proportion to its negligence.
9. **E-Verify.** Consultant must enroll in and verify the work eligibility status of all newly hired employees of the Consultant through the E-Verify program operated by the United States Department of Homeland Security. If the E-Verify program ceases to exist, the Consultant will not be required to verify the work eligibility status of newly hired employees through the E-Verify program. The Consultant affirms under penalties for perjury that the Consultant does not knowingly employ an unauthorized alien.
10. **Contracting with Iran.** Consultant certifies that under penalties of perjury that it does not engage in investment activities in Iran as more particularly described in Indiana Code 5-22-16.5.
11. **Tobacco Free Policy.** Consultant, subcontractors and suppliers shall comply with the City of Lafayette's Tobacco Free Workplace Policy while on the job-site.
12. **Compliance with Laws.** The Consultant specifically agrees that in the performance of the services herein enumerated by the Consultant or a subcontractor or anyone acting on behalf of either, that each will comply with all State, Federal and Local Statutes, Ordinances and Regulations.
13. **Changes in Work.** In the event that either the City or Consultant determine that a major change in scope, character or complexity of the work is needed after the work has progressed as directed by the City, both parties in the exercise of their reasonable judgment shall negotiate the changes and the Consultant shall not commence the additional work or the change of the scope of work until a supplemental agreed is executed and the City has provided written notice to the Consultant to proceed.
14. **Delays and Extensions.** The Consultant agrees that no change or claim for damages shall be made by if for any minor delays from any cause whatsoever during the progress of any portion of the services specified in the Agreement. Any such delays shall be compensated for by an extension of time for such period as may be determined by the City, subject to the Consultant's approval. However, it being understood, that permitting the Consultant to proceed



to complete any services, or any part of them after the date to which the time of completion may have been extended, shall in no way operate as a waiver on the part of the City or any of its rights herein.

15. **Standard in Practice.** The Consultant will strive to conduct services under the Agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of the Agreement.

16. **Waiver of Contract Breach.** The waiver of one party of any breach of the Agreement or the failure of one party to enforce at any time, or for any period of time, any provisions hereof, shall be limited to the particular instances, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for that particular instance.

17. **Entire Understanding of Agreement.** The Agreement represents and incorporated the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenant or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. City and Consultant hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of the Agreement.

18. **Non-Discrimination.** Pursuant to Indiana and Federal law, the Consultant and the Consultant's subcontractors, if any, shall not discriminate against any employee or applicant for employment, to be employed in the performance of the work under the Agreement, with respect to hire, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment because of race, color, religion, sex, disability, national origin or ancestry. Breach of this covenant may be regarded as a material breach of the Agreement.

19. **Amendments.** The Agreement may only be amended, supplemented or modified by written documents executed in the same manner as the Agreement.

20. **Governing Law.** The Agreement and all of the terms and provisions shall be interpreted and construed according to the laws of the State of Indiana. Should any clause, paragraph, or other part of this Agreement be held or declared to be void or illegal, for any reason, by any court having competent jurisdiction, all other clause, paragraph or other part of the Agreement, shall remain in full force and effect.

21. **Public Record.** The Consultant acknowledges that the City will not treat the Agreement as containing confidential information and may post this Agreement on the Indiana Transparency Portal as required by IC § 5-14-3.8-3.5.

**ADOPTED AND PASSED** by the Lafayette Redevelopment Commission this 22nd day of April, 2021.

**LAFAYETTE REDEVELOPMENT COMMISSION**

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Jos Holman, President

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Shelly Henriott, Vice President

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T.J. Thieme, Secretary

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Jim Terry

ATTEST:

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Dave Moulton

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Josh Loggins