



September 11, 2020

Dennis H. Carson, Director  
Economic Development Department  
City of Lafayette  
515 Columbia Street  
Lafayette IN 47901

RE: Environmental Services Proposal  
**Proposed Police Station Property Redevelopment Project**  
625-639 Columbia Street & 10 North Seventh Street  
Lafayette, Tippecanoe County, Indiana

Dear Mr. Carson:

IWM Consulting Group, LLC (IWM Consulting) is pleased to submit this proposal to provide Environmental Consulting Services during the geotechnical drilling portion of the Proposed Police Station Property Redevelopment Project. Representatives of Patriot Engineering will be conducting the geotechnical investigation/drilling but some of the geotechnical borings are being installed in areas that are known or suspected to be impacted with residual petroleum contaminants. Consequently, soil cuttings generated from these borings (10 total) will be segregated and containerized into 20-yard roll-off boxes for subsequent characterization and disposal at a landfill. Patriot Engineering will also be decontaminating their drilling augers between each of the 10 soil borings and will containerize the decontamination water into Patriot Engineering supplied 55-gallon drums.

### **Proposed Scope of Work**

Patriot Engineering will load the soil cuttings into the roll-off boxes and decontamination water into the drums, but they are not responsible for supplying the roll-off boxes, characterizing the soil or decontamination water, or arranging for offsite disposal of the containerized soil cuttings or decontamination water. Consequently, IWM Consulting is proposing to supply two (2) 20-yard roll-off boxes to containerize the soil, characterize the soil and decontamination water, and arrange for offsite disposal of the soil cuttings and decontamination water. The scope of work also includes completing all of the necessary waste profiles in order to dispose of the soil offsite at an appropriate facility.

For estimating purposes, IWM Consulting as assumed the following:

- No more than two (2) 20-yard roll-off boxes are required to containerize the soil cuttings
- No more than 30 total tons of soil cuttings will require offsite disposal at an offsite landfill. The cost to dispose of the soil is \$44.00/ton and the final invoice will be adjusted accordingly once the landfill scale tickets are received back from the landfill.
- A maximum of two (2) composite soil samples are required for waste characterization purposes



- No more than four (4) drums of decontamination water will be generated and a maximum of two (2) water samples will be required for waste characterization purposes; and
- All of the soil cuttings and decontamination water will be characteristically non-hazardous

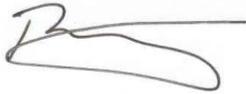
**Proposed Cost**

IWM Consulting proposes to complete the above described scope of work for a lump sum cost of **\$6,100**. IWM Consulting will not exceed this budget unless prior approval is obtained by the City of Lafayette.

IWM Consulting appreciates the opportunity to provide the City of Lafayette with this proposed scope of work and cost estimate. If the proposal is acceptable to you, please sign at the bottom of this page and forward a copy to IWM Consulting. If you have any questions regarding this transmittal, please contact the undersigned at 317-968-9256.

Sincerely,

**IWM CONSULTING GROUP, LLC**



Bradley E. Gentry, LPG #2165  
Vice President

cc: Katie Robinson & Debra Kunce, Core Planning Strategies, LLC

\_\_\_\_\_  
Client - Printed Name

\_\_\_\_\_  
Client - Proposal Acceptance Signature

\_\_\_\_\_  
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 \_\_\_\_ day of \_\_\_\_\_, 2020.

**LAFAYETTE REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Jos Holman, President

\_\_\_\_\_  
Jim Terry, Vice President

\_\_\_\_\_  
T.J. Thieme, Secretary

\_\_\_\_\_  
Don Teder

\_\_\_\_\_  
Shelly Henriott

ATTEST:

\_\_\_\_\_  
Dave Moulton

\_\_\_\_\_  
Josh Loggins