

September 28, 2021

Dennis Carson  
Director of Economic Development  
Office of Economic Development for the City of Lafayette  
515 Columbia Street  
Lafayette, IN 47901

RE: Lafayette Theater Masterplan - Amendment

Mr. Carson,

This letter is to serve as an amendment to the proposal dated January 21, 2021, for the Lafayette Theater Masterplan. The purpose of this amendment is to include survey field work and design associated with an analysis of vehicle turning studies from 6<sup>th</sup> Street into the alley north of the Theater. During the course of the masterplan discussions, it has become apparent that the access of vehicles into the alley from 6<sup>th</sup> Street is of critical importance to the functionality of the venue, and will have a substantial impact on the layout of the theater space, and its support spaces. Therefore, we recommend this turning study and analysis be included in the masterplan process. The need for these investigations has been discussed at previous design meetings as referenced in the distributed meeting minutes.

The vehicle turning analysis will be provided by TBIRD Design for a cost of \$6,900, as a consultant to Keystone Architecture. Greater detail on the scope and deliverables for this additional work is contained in the attached proposal from TBIRD Design. The original contract amount for the masterplan is \$40,700. The new contract amount including this amendment will be \$47,600.

Should you have any further questions, please do not hesitate to ask. We thank you for the opportunity to continue work on this project.

Sincerely,



Justin Sorber  
Architectural Vice President  
Keystone Architecture



Engineering • Surveying • Environmental • Construction Management

August 27, 2021

Keystone Architecture  
Attn: Gene Hatke  
322 Main Street  
Lafayette, IN 47901  
[ghatke@keystonearch.com](mailto:ghatke@keystonearch.com)

Re: Vehicle Turning Analysis for Public Alley Lafayette Theater Renovations – Lafayette, IN

Mr. Hatke,

TBIRD Design Services Corp. thanks you for giving us the opportunity to offer our professional land surveying services. This proposal is being submitted pursuant to a request contained in an email received on August 25, 2021. Following is a summary for the scope of services to be rendered:

1. **Planimetric Mapping: Survey Services**
  - a. TBIRD will collect terrestrial planimetric survey data (horizontal plane) to accurately define the shape and size of the public alley’s intersections among 6<sup>th</sup> Street and 8<sup>th</sup> Street. Obstacles to turning vehicles – such as posts, trees, bollards, etc. – will also be collected.
  - b. TBIRD will collect terrestrial planimetric survey data (horizontal plane) to accurately define the shape and size of the public alley along the northerly side of 600, 610, and 622 Main Street. Obstacles to turning vehicles – such as posts, bollards, buildings, utility services, utility poles, etc. – will also be collected.
2. **Vehicle Turning Movement (AutoTurn) Analysis**
  - a. Digital Turning Movement Templates for various sizes and types of vehicles will be simulated and analyzed at each of the public alley’s intersections. This proposal assumes up to five (5) vehicle types will be analyzed.
  - b. Once a design vehicle – the largest vehicle with a successful outcome from Item 2.a. analysis – has been selected; a Digital Turning Movement Template for that design vehicle will be analyzed for backing into a potential loading dock area running parallel with and southerly of the existing public alley.
3. **Project Deliverable:**
  - a. Exhibits will be provided to reflect the simulated turning movement corridors, reflecting four (4) turning movements for each vehicle at each intersection. A brief summary of results, observations, and recommendations will be provided.

**Project Schedule:**

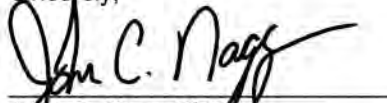
TBIRD proposes to complete the project within six (6) weeks of receipt of authorization to proceed.

**Project Fees**

Lump Sum Fee Items 1 through 3: \$6,900.00

TBIRD Design Services is committed to completing the required work within the constraints of the project schedule and believes that open communication with the client is the key to a successful project. Please do not hesitate to contact me to discuss this matter in more detail or address any questions or concerns that you may have.

Sincerely,

  
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John C. Nagy, PLS  
Vice President

**ADOPTED AND PASSED** by the Lafayette Redevelopment Commission this 28th day of October, 2021.

**LAFAYETTE REDEVELOPMENT COMMISSION**

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

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Shelly Henriott, Vice President

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

\_\_\_\_\_  
Jim Terry, Commissioner

\_\_\_\_\_  
James Foster, Commissioner

ATTEST:

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Dave Moulton

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