

The Agenda Review Session of the Board of Public Works was convened at 10:30 a.m. on May 23, 2024, by Board President Elizabeth A. Maradik, Vice President Joseph Molnar, and Board Members Gary Gilot, Murray Miller (virtual), Briana Micou, and Board Attorney Michael Schmidt present. The Board of Public Works Clerk, Theresa Heffner, presented the Board with a proposed agenda of items presented by the public and by City Staff.

Board members discussed the following item(s) from the agenda.

OPENING OF BIDS

Mr. Gilot inquired about the elevators in item 3. B.: South Bend SBCSC Administration Building Renovation – Elevator. He asked if this was a compatibility thing where there's a certain brand of elevator and there is only one (1) outfit that will be able to do the renovation.

Attorney Schmidt advised that we won't know until the bids come in. There are multiple elevators, and it is not a compatibility issue. There might be a situation where a prime contractor subcontracts out more of the specialized work, but we just won't know until we open up the bids.

AGREEMENTS/CONTRACTS/PROPOSALS/ADDENDA

Mr. Gilot asked about the details of item 9. F.: Professional Services Agreement for Construction Services for the Construction of the South Bend Police Department Explosive Enclosure. He asked if they would be modifying an existing facility.

Assistant City Engineer Sarah Barber explained that there is an existing facility that is decrepit and dated. It's leaking water, so we would be re-doing the magazine that's there to contain the explosive materials until it's taken to another facility in Indiana. Then the exterior building around it or the site work related to it. This is just the design contract, so we don't have those firm plans in place yet.

Mr. Gilot asked if the bunker was below grade.

Ms. Barber advised that the current one is low grade, so they're exploring an option to put it above grade due to the high-water table there. The idea would be to put a foundation down and put the new magazine above grade, but they'll look at that and the design to confirm if that's the best approach, probably in the wellhead area there.

Mr. Gilot asked if there are very strict criteria on population proximity to the facility.

Ms. Barber explained that she does not have an exact answer on that. That's part of JPR's scope to look into those regulations and make sure that it can be in that exact spot if it's above grade or if we would have to explore other locations or go below grade.

Attorney Schmidt noted that there would be a separate procurement for the bunker as it is a specialized thing. This would not be something that is built from scratch.

Assistant City Engineer Barber explained that the Police Department has resources that looked into it. I know they reached out to at least two (2) places that makes these types of prefabricated bunkers and explosive magazines, and I know they're looking into one (1) more, so we should be getting a couple different competitive prices on that. The standalone purchase for that, since it must be prefabricated, ordered months in advance, brought to the site, and then what would be bid out through public works would be all the site work putting everything in place, but it would be two (2) separate types of procurement.

Mr. Gilot advised that, because of the safety sensitivity, Engineering should reach out to the SBFD because they have expertise in chemical, biological, radiological, nuclear, and explosive material training. Bringing that expertise from the Fire Department out to the team that's working with the consultant that's designing seems like a good idea.

Attorney Schmidt advised that they would reach out to SBFD to see who has that expertise in the department.

PROJECT COMPLETION AFFIDAVIT

Darius Lipsey noted that for item 7. A.: North Water Treatment Plant Improvements with Bowen Engineering that he had not yet received a change in utilization plan from Bowen on why the WBE goals were not met even though the MBE goals were exceeded.

Attorney Schmidt stated that to his recollection he thought they were a little shy on the WBE goals but exceeded the MBE goal.

Darius Lipsey explained that is correct. There was a big discrepancy with the payment to one of the contractors. One (1) contractor was paid significantly less due to some issues during the project.

Attorney Schmidt advised that he had reached out to the project engineer to close the loop on this.

AGREEMENTS/CONTRACTS/PROPOSALS/ADDENDA

President Maradik inquired about item 9. D.: Easement & Right of Way with Indiana Michigan Power for a Twenty (20) Foot Easement and Right of Way Located at 2000 Wall St. for Potawatomi Zoo Parking Lot. She wanted to verify since they are in the process of finalizing a neighborhood plan and the Potawatomi Park plans, we need to make sure that the easement wouldn't prohibit any potential future modifications that the City might want to make in that area.

Attorney Schmidt advised that this would involve some underground boring and that he has requested a little bit of increased language to protect long-term potential impacts on trees. Currently, there are no concerns from Engineering of the Parks Department about the impact of trees, but with everything going underneath the property from the parking lot over to the zoo facility. It's related to power infrastructure, but we did ask for some tighter language in case future trees are put up around the facility.

Director of Public Works Eric Horvath advised that this has been in the works for over a year, and initially, they were going to go underneath the big cats exhibit, but they thought they better not try to move the cats to do the work.

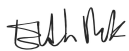
Attorney Schmidt advised that the property is technically titled to Public Works instead of the Parks Department, so that is why it is coming before the Board.

PRIVILEGE OF THE FLOOR

ADJOURNMENT

There being no further business to come before the Board, President Maradik adjourned the meeting at 10:44 a.m.

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS



Elizabeth A. Maradik, President



Joseph R. Molnar, Vice President



Gary A. Gilot, Member



Briana Micou, Member



Murray L. Miller, Member



Attest: Theresa M. Heffner, Clerk

Date: June 11, 2024

REGULAR MEETING

MAY 28, 2024

The Regular Meeting of the Board of Public Works was convened at 9:30 a.m. on Tuesday, May 28, 2024, by Board President Elizabeth A. Maradik in the 13th Floor Conference Room of the County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana. The meeting was also streamed live to the public via Microsoft Teams. Acting Board Clerk Laura Hensley confirmed the presence of Board President Elizabeth A. Maradik, Vice President Joseph Molnar, and Board Members Gary Gilot, Murray Miller, Briana Micou, and Board Attorney Jenna Throw, with a roll call. President Maradik reminded virtual attendees to mute their microphones and turn off their cameras when not speaking, and to save their questions and comments for the Privilege of the Floor.

APPROVE MINUTES OF PREVIOUS MEETING

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the minutes for the Agenda Review Session and Regular Meetings of the Board held on May 9, and May 14, 2024, were approved.

NOTICE OF INTENT TO SELF PERFORM – 2024 ANNUAL PAVING PROGRAM (MVH, LRS)

Mr. Scott Kreeger, Engineering, advised that this was the date set for a discussion of the City's Notice of Intent to Self-Perform with its own qualified workforce, for paving Fellows St. from Milton St. to Ewing Ave. In a memorandum to the Board, he stated the city has published its paving list, and this was the only one (1) of the forty-seven (47) streets that exceeded the \$100,000 limit. Therefore, a motion made by VP Molnar, seconded by Mr. Miller, and carried by roll call, was approved.

OPENING OF BIDS – DEMOLITION OF SOUTH BEND MEDICAL FOUNDATION – PROJECT NO. 123-076 (PR-00032530)

This was the date set for receiving and opening sealed bids for the above referenced project. The Clerk tendered proof of publication of the Notice in the South Bend Tribune, which was found to be sufficient. The following bids were opened and publicly read:

THE MRD GROUP, INC.

4777 W. Lincoln Ave.

West Milwaukee, WI 53219

gozelski@themrdgroup.net

Bid was signed by Mr. Gerald Blomberg

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Three (3) of Four (4) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$1,763,000.00

SABRE DEMOLITION

115 Railroad Street

Warners, NY 13164

cdixon@sabredemolition.com

Bid was signed by Mr. Matthew Dixon

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Four (4) of Four (4) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$1,873,000.00

DORE & ASSOCIATES, INC.

PO Box 338 Washington Ave.

Bay City, MI 48707

tara@doreassoc.com; amd@doreassoc.com

Bid was signed by Mr. Jason C. Dore

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.
Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.
Four (4) of Four (4) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$1,492,700.00

GREEN DEMOLITION CONTRACTORS, INC.

315 Brighton St., Suite 1

LaPorte, IN 46350

kim@greendemolitioninc.com

Bid was signed by Mr. Michael Brough

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Four (4) of Four (4) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$2,398,880.80

RENASCENT INC.

6325 Digital Way, Suite 300

Indianapolis, IN 46278

sfray@renascentinc.com

Bid was signed by Mr. Luke Fray

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Four (4) of Four (4) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$2,338,000.00

WALSH CONSTRUCTION CO. II, LLC

929 West Adams St.

Chicago, IL 60607

cjackson@walshgroup.com

Bid was signed by Mr. Eric Radloff

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Four (4) of Four (4) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$2,932,000.00

ADAMO DEMOLITION CO.

320 E. 7 Mile Rd.

Detroit, MI 48023

Radamo@adamogroup.com

Bid was signed by Mr. Richard M. Adamo

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Four (4) of Four (4) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$3,199,000.00 (Not filled out on the main bid document page)

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above bids were referred to Engineering for review and recommendation.

OPENING OF BIDS – SOUTH BEND - SBCSC ADMINISTRATION BUILDING RENOVATION - ELEVATOR REPLACEMENT – PROJECT NO. 124-001A (PR-00033640)

This was the date set for receiving and opening sealed bids for the above referenced project. The Clerk tendered proof of publication of the Notice in the South Bend Tribune, which was found to be sufficient. The following bids were opened and publicly read:

GIBSON-LEWIS, LLC1001 West 11th St.

Mishawaka, IN 46544

BPalmer@gl.nceusa.com

Bid was signed by Mr. Nick Gurbick

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

One (1) of One (1) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$1,194,000.00

R. YODER CONSTRUCTION INC.

27453 County Road 150

Nappanee, IN 46550

shelly@ryoderconstruction.com; kevin@ryoderconstruction.com

Bid was signed by Mr. Jason Yoder

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

One (1) of One (1) Addendum(s) Acknowledgement received.

BASE BID TOTAL: \$961,480.00

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above bids were referred to Engineering for review and recommendation.

OPENING OF QUOTATIONS – 2024 BRICK PAVEMENT SPOT REPAIRS – PROJECT NO. 124-041 (PR-00033529)

President Maradik advised that this was the date set for the receiving and opening of sealed quotations for the above referenced project. The following quotations were opened and read:

ACORN LANDSCAPING, LLC

3680 W. Sample St.

South Bend, IN 46619

dehoath@gmail.com; jeffritschard@yahoo.com

Quotation was submitted by Mr. Jeff Ritschard

Three (3) Forms MWBE-1.0, 2.0, 2.1 were **NOT** completed.

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Two (2) of Two (2) Addendum(s) Acknowledgement received.

QUOTE TOTAL: \$123,596.00

SELGE CONSTRUCTION CO., INC.2833 South 11TH St.

Niles, MI 49120

aswinehart@selgeconstruction.com

Quotation was submitted by Mr. Robert Kuhns

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Two (2) of Two (2) Addendum(s) Acknowledgement received.

QUOTE TOTAL: \$226,523.00

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above quotations were referred to Engineering for review and recommendation.

OPENING OF PROPOSALS – WASTEWATER TREATMENT PLANT SOLAR GUARANTEED ENERGY SAVINGS CONTRACT – PROJECT NO. 124-015

President Maradik advised that this was the date set for the receiving and opening of sealed proposals for the above referenced project. President Maradik stated the Proposals will be reviewed and scored based on a matrix system, by a team made up of City representatives. Board Attorney Jenna Throw read the names of the following companies submitting proposals:

AMERESCO INC.

111 Speen St Ste 410
Framingham, MA 01701

mburns@ameresco.com; mheirbrandt@ameresco.com

Qualification was signed by Mr. Mark Heirbrandt
Non-Collusion, Non-Discrimination Affidavit Form was completed.

VEREGY ENERGY

6406 Castleway Ct., Suite 100
Indianapolis, IN 46250

randerson@veregy.com; ehannoy@veregy.com

Qualification was signed by Mr. Rick Anderson
Non-Collusion, Non-Discrimination Affidavit Form was completed.

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above proposals were referred to Wastewater, the review team, for review and recommendation.

AWARD QUOTATION AND APPROVE CONTRACT – BOEHM PARK SOFTBALL FIELD LIGHTING (PR-00032136)

Mr. Patrick Sherman, Engineering, advised the Board that on March 25, 2024, quotations were received and opened for the above referenced project. After reviewing those quotations, Mr. Sherman recommended that the Board award the contract to the lowest responsive and responsible quoter, Koontz-Wagner, in the amount of \$36,500. Therefore, VP Molnar made a motion that the recommendation be accepted, and the quotation be awarded, and the contract approved as outlined above. Mr. Miller seconded the motion, which carried by roll call.

APPROVE PROJECT COMPLETION AFFIDAVIT – NORTH WATER TREATMENT PLANT IMPROVEMENTS – PROJECT NO. 119-011 (PO-0016353)

President Maradik advised that Ms. Rebecca Plantz, Engineering, has submitted the project completion affidavit on behalf of Bowen Engineering Corporation, for the above referenced project, indicating a final cost of \$3,664,828. Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the project completion affidavit was approved.

APPROVAL OF REQUEST TO ADVERTISE FOR THE RECEIPT OF BIDS – 2024 SEWER AND MANHOLE REHABILITATION – PROJECT NO. 122-019 (PR-00033672)

In a memorandum to the Board, Ms. Sarah Barber, Engineering, requested permission to advertise for the receipt of bids for the above referenced project. Therefore, upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above request was approved.

APPROVAL OF AGREEMENTS/CONTRACTS/PROPOSALS/ADDENDA

The following agreements/contracts/proposals/addenda were submitted to the Board for approval:

Type	Business	Description	Amount/ Funding	Motion/ Second
Amendment No. 2 to Contract	Lawson-Fisher Associates	Additional Inspection Services Related to Additional Guardrail Replacement and Earthwork for Coal Line Trail, Phase IIA	\$19,500 (PO-0014118)	Molnar / Miller
Local Roads and Bridges Matching Grant Agreement	Indiana Department of Transportation	2024 Community Crossings Matching Grant 50/50 Cost Share Project No. 124-006	Up to \$1,500,000 (265-06-600- 506-436008, 324-10-102- 121-442001)	Molnar / Miller

Amendment No. 3 to Owner-Engineer Agreement	Lochmueller Group, Inc.	Additional Inspection Services for Seitz Park Renovation, Phase I Project No. 117-093A	\$99,980; New Adjusted Amount \$982,220 (PO-0007779)	Molnar / Miller
Easement & Right-Of-Way	Indiana Michigan Power Company	Twenty (20) Foot Easement and Right-of-Way Located at 2000 Wall St. for Potawatomi Zoo Parking Lot	N/A	*Molnar / Miller
Amendment No. 1 to Owner-Engineer Agreement	American Structurepoint, Inc.	Additional Design Services for Bridge Repair on Leeper Ave. Project No. 124-008	\$44,632 (PO-0015803)	Molnar / Miller
Professional Services Agreement	Jones Petrie Rafinski Corp.	Consulting Services for Construction of South Bend Police Department Explosives Enclosure	\$34,900 (Hourly) (PR-00033666)	Molnar / Miller
Professional Services Agreement	McCormick Engineering, LLC	Study and Development of Downtown South Bend Stormwater Plan Project No. 124-034	\$147,400 (Hourly) (PR-00033667)	Molnar / Miller
Amendment No. 1 to Professional Services Agreement	American Structurepoint, Inc.	Additional Design and Survey Services for South Bend Medical Foundation Demolition Project No. 123-076	\$72,470; New Adjusted Amount \$401,510 (PO-0029313)	Molnar / Miller
Professional Services Agreement	American Structurepoint, Inc.	Design Services for Leighton Building Renovation Project No. 124-001	NTE \$103,950 (Hourly) (PR-00033685)	Molnar / Miller
Professional Services Agreement	Black & Veatch	Evaluate Treatment Processes to Minimize the Presence of PFAS	\$100,000 (620-06-604-603-43100)	Molnar / Miller

*Board Attorney Jenna Throw advised that President Maradik has the legal authority to sign the Easement documentation.

APPROVAL OF LICENSE AND PERMIT APPLICATIONS

The following license and permit applications were presented for approval:

Applicant	Description	Date/Time	Location	Motion Carried
Fun in the Park	Street Closure for Special Event	July 6, 2024; 9:00 a.m. to 7:00 p.m.	Helmen Dr. between Rexford Dr. & Manchester Dr.	Molnar / Miller
Our Lady of Hungary Last Day of School Field Day	Street Closure for Special Event	June 4, 2024; 8:00 a.m. to 3:30 p.m.	Chapin St. between W. Calvert St. & Bruce St.	Molnar / Miller
Purcell Graduation Party	Street Closure for Special Event	June 9, 2024; 2:00 p.m. to 10:30 p.m.	Alley between N. St. Peter St. & Foster St.	Molnar / Miller
Boricuas Hot Dog Cart	Open-Air Business License	Friday 8:00 a.m. to 5:00 p.m.	227 W. Jefferson Blvd.	Molnar / Miller
Coney Express	Open-Air Business License – Subject to Bike Path Not Interfered With	June 1 to September 30, 2024; 10 a.m. to 2 p.m.	Intersection of S. Main St. & W. Jefferson Blvd.	Molnar / Miller

APPROVE CONSENTS TO ANNEXATION AND WAIVER OF RIGHTS TO REMONSTRATE

President Maradik stated that the Board is in receipt of the following consents to annexation and waivers of rights to remonstrate. The consents indicate that in consideration for permission to tap into public water/sanitary sewer system of the City, to provide water/sanitary sewer service to the below referenced properties, the applicants waive and release all rights to remonstrate against or oppose any pending or future annexations of the properties by the City of South Bend:

- A. Mr. Chad J. Hodys, 20204 Jackson Rd., South Bend, IN 46614
 1. 20204 Jackson Rd. – Water/Sewer (Key No.71-08-35-226-006.000-001/001-1029-0675)

Upon a motion by VP Molnar, seconded by Mr. Miller and carried by roll call, the consents to annexation and waivers of rights to remonstrate were approved as submitted.

RATIFY APPROVAL AND/OR RELEASE CONTRACTOR, EXCAVATION, AND OCCUPANCY BONDS

The Division of Engineering Permit Department recommended that the following bonds be ratified pursuant to Resolution 100-2000 and/or released as follows:

Business	Bond Type	Approved/Released	Effective Date
K & K Earthmoving, Inc.	Contractor	Approved	01/31/2024
Precision Home Construction LLC	Contractor	Approved	05/20/2024
Traffic Control Specialists, LLC	Contractor	Released	06/06/2024
Verastegui Brothers Masonry LLC	Contractor	Released	03/11/2024
B & M Builders, LLC	Occupancy	Approved	05/15/2024
F.A. Wilhelm Construction Co., Inc.	Occupancy	Released	05/09/2024
Martell Electric, LLC	Occupancy	Released	04/06/2024
Precision Home Construction LLC	Occupancy	Released	05/20/2024

VP Molnar made a motion that the bond's approval and/or release as outlined above be ratified. Mr. Miller seconded the motion, which carried by roll call.

RATIFY PREAPPROVED CLAIMS PAYMENTS

VP Molnar stated the Board received notices of the following preapproved claim payments from the City's Department of Administration and Finance:

Name	Date	Amount of Claim
City of South Bend Claims GBLN-78891, GBLN-78892, GBLN-78895	05/06/2024	\$3,434,521.74
City of South Bend Claims GBLN-78927, GBLN-79304	05/07/2024	\$1,895,950.85
City of South Bend Claims GBLN-79540	05/14/2024	\$3,858,663.79
City of South Bend Claims GBLN-79688, GBLN-79768, GBLN-79845	05/16/2024	\$1,489,494.14

Each claim is fully supported by an invoice; the person receiving the goods or services has approved the claims; and the claims have been filed with the City Fiscal Officer and certified for accuracy. Therefore, upon a motion by VP Molnar, seconded by Mr. Miller, and carried by roll call, the Board ratified the preapproved claims payments.

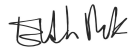
PRIVILEGE OF THE FLOOR

Mr. Scott Clay with RQAW introduced himself to the Board and wanted his information to be passed along to the Engineering team. Acting Clerk Hensley forwarded his information later that day.

ADJOURNMENT

There being no further business to come before the Board, President Maradik adjourned the meeting at 9:25.

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS



Elizabeth A. Maradik, President



Gary A. Gilot, Member



Murray L. Miller, Member



Joseph R. Molnar, Vice President



Briana Micou, Member



Attest: Theresa M. Heffner, Clerk

Date: June 11, 2024