

1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9251
FAX 574/ 235-9171

CITY OF SOUTH BEND JAMES MUELLER, MAYOR
BOARD OF PUBLIC WORKS

October 8, 2024

Mr. Michael Brough
Green Demolition Contractors, In.
315 Brighton Street, Suite 1
LaPorte, IN 46350
estimating@greendemolitioninc.com

RE: Ratify Emergency Contract

Dear Mr. Brough:

At its October 8, 2024 meeting, the Board of Public Works approved the above referenced contract for the emergency demolition of the former YMCA Building at 1201 Northside Blvd. in the amount of \$1,684,800.

Please forward the following document **in by October 22, 2024**, to my attention for Board of Public Works approval at hhorvath@southbendin.gov:

- 1) One (1) signed original of the Public Works Contract (enclosed)

If you have any further questions, please call this office at (574) 235-9251.

Sincerely,

/s/ Theresa Heffner

Theresa Heffner, Clerk

Enclosures
TH/lh

BOARD OF PUBLIC WORKS
CITY OF SOUTH BEND, INDIANA
PUBLIC WORKS CONTRACT

This Agreement is made and entered into this 8th Day of October, 2024, by and between Green Demolition Contractors, Inc., (the "Contractor"), and the Board of Public Works (the "Board").

The Contractor covenants and agrees to make the following improvement, as fully set out in the Request for Quotations, Standard Specifications, Special Provisions, Plans, and Bid Proposals, all of which are set forth as a part of this Contract, for:

<u>PROJECT NO.</u>	<u>124-055</u>
<u>DESCRIPTION:</u>	<u>EMERGENCY DEMOLITION OF THE FORMER YMCA BUILDING AT 1201 NORTHSIDE BLVD.</u>
<u>COMPLETION DATE:</u>	<u>SEE SPECIFICATIONS</u>
<u>AMOUNT:</u>	<u>\$1,684,800</u>
<u>FUNDING:</u>	<u>RIVER EAST DA TIF</u>

The unit prices for this improvement were those prices as received and accepted by the Board on the 8th Day of October 2024.

The Contractor further agrees to notify the assigned Engineer when this improvement is completed. This notification shall be in the form of a Project Completion Affidavit, signed by the Contractor. Upon final acceptance of the improvement by the Engineer, the Contractor's final estimate will be presented to the Board for final Payment with one (1) copy of the Project Completion Affidavit and one (1) copy of a Waiver of Lien.

Each of the Parties, by signing below, represents and warrants to the other Party that he/she/it has the authority to bind the named person or entity to this Agreement.

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

GREEN DEMOLITION
CONTRACTORS INC.



Elizabeth A. Maradik, President



Joseph R. Molnar, Vice President

Printed Name



Gary A. Gilot, Member



Briana Micou, Member

Signature



Murray L. Miller, Member



Attest: Theresa M. Heffner, Clerk

Date: October 8, 2024



INTER-OFFICE MEMORANDUM

DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING

TO: Theresa Heffner, Clerk
Board of Public Works

FROM: Zach Hurst, PE, Sr. Project Engineer

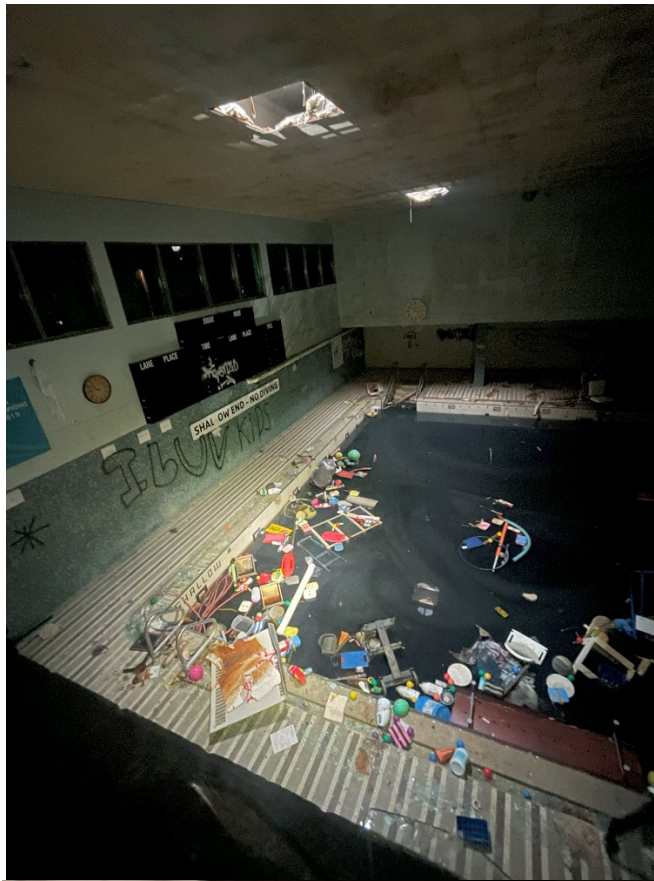
SUBJECT: Ratify Emergency Contract - Project No. 124-055
Demolition of Former YMCA Building – 1201 Northside Boulevard

DATE: 09/30/2024

On August 1st, 2024, the City of South Bend, through its Redevelopment Commission, obtained ownership of the former YMCA complex located at 1201 Northside Boulevard. Prior to ownership, the complex had been heavily vandalized and scrapped, with significant interior damage including breaking all interior and exterior windows, destroying drop ceiling systems, damaging walls, mechanical equipment and all materials left inside the building, which was never decommissioned.

Here are photos of the typical interior conditions:







Upon obtaining ownership of the complex, the City immediately mobilized to clear all overgrown brush, board up all openings, weld shut doors where applicable and have South Bend Police patrol the area more frequently. Despite significant and repeated efforts to keep the building closed and secured, vandals have spent much effort to keep breaking in.

On September 17, after finding four people trespassing inside the building, I initiated a conversation with Michael Schmidt, Board of Public Works (BPW) Attorney; Joe Molnar, BPW Vice-President; and Mickey Lovy, Director of Purchasing. Given the dangerous conditions inside the building, which present an imminent hazard to public safety, the decision was made to pursue immediate demolition in accordance with Indiana Code 36-1-12-9.

Two emergency bids were solicited from demolition contractors who have provided recent quality demolition work for the City: Green Demolition and Indiana Earth. Contractors were given two business days to formulate their bid, line up subcontractors, etc.

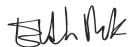
The scope of work is to demolish all buildings, footings, foundations and slabs to be hauled away to a landfill. In accordance with the Floodplain Permit required through Building Department, clean fill will be brought in and compacted to 95% density. Asbestos will be remediated in accordance with IDEM requirements.

Bid results are as follows:

- Green Demolition: \$1,684,800
- Indiana Earth: \$1,810,700

I recommend award of an emergency contract for the **Demolition of Former YMCA Building (#124-055)** to *Green Demolition*, in the amount of \$1,684,800.00. Funding is available through PR-00036183.

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS



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Briana Micou, Member



Murray L. Miller, Member



Attest: Theresa M. Heffner, Clerk

Date: October 8, 2024

