

CITY HALL  
215 S. MARTIN LUTHER KING JR. BLVD.,  
SUITE 400  
SOUTH BEND, INDIANA 46601-1830



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

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

December 9, 2025

Mr. Michael Brough  
Green Demolition Contractors, Inc.  
315 Brighton Street, Suite 1  
LaPorte, IN 46350  
[estimating@greendemolitioninc.com](mailto:estimating@greendemolitioninc.com)

RE: Ratify Emergency Contract

Dear Mr. Brough:

At its December 9, 2025 meeting, the Board of Public Works approved the above referenced contract for the emergency demolition of the commercial building at 2527 W. Western Ave. in the amount of \$22,800.

Please forward the following document in by December 23, 2025, to my attention for Board of Public Works approval at [hhorvath@southbendin.gov](mailto: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/ Hillary Horvath

Hillary Horvath, Clerk

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

This Agreement is made and entered into this 9<sup>th</sup> Day of December 2025, 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>RATIFY EMERGENCY CONTRACT</u>
<u>DESCRIPTION:</u>	<u>DEMOLITION OF COMMERCIAL BUILDING AT 2527 W.</u>
	<u>WESTERN AVE.</u>
<u>COMPLETION DATE:</u>	<u>SEE SPECIFICATIONS</u>
<u>AMOUNT:</u>	<u>\$22,800</u>
<u>FUNDING:</u>	<u>PR-00044724</u>

The unit prices for this improvement were those prices as received and accepted by the Board on the 9<sup>th</sup> Day of December, 2025.

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



Elizabeth A. Maradik, President



Gary A. Gilot, Member



Murray L. Miller, Member

GREEN DEMOLITION  
CONTRACTORS, INC.



Joseph R. Molnar, Vice President



Breana Micou, Member



Attest: Hillary R. Horvath, Clerk

Printed Name

Signature

Date: December 9, 2025



## INTER-OFFICE MEMORANDUM

### DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING

**TO:** Hillary Horvath, Clerk  
Board of Public Works

**FROM:** Zach Hurst, PE, Sr. Project Engineer

**SUBJECT:** Ratify Emergency Contract  
Demolition of 2527 West Western Avenue

**DATE:** 12/01/2025

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On November 7<sup>th</sup>, Jim Wood, Chief Inspector with Neighborhood Services & Enforcement (NSE), visited the subject property to perform asbestos testing in advance of demolition. The building has an affirmed demolition order and the City's standard quote procedure was being used to procure a demolition contractor. Inspector Wood noted advanced deterioration of the building leading to partial collapse of the floor, seen here:



Inspector Wood recommended the surrounding sidewalks be closed immediately, so I visited the site, and noted the same deficiencies, and that further collapse of the building was possible, especially given the upcoming winter weather and potential for large snow load. I recommended emergency demolition should be pursued through Indiana's Unsafe Building Law, which Kenisha Wells, Director of NSE, agreed with.

An emergency quote request was compiled and sent on November 20<sup>th</sup> to five local demolition contractors with the following results:

- Green Demolition: \$22,800
- Ritschard Brothers: \$30,590
- Indiana Earth: No Quote
- Jackson Demolition: No Quote
- Pelley Excavating: No Quote

I recommend award of an emergency contract for the **Demolition of 2527 W. Western Avenue** to *Green Demolition*, in the amount of \$22,800.00. Funding is available through PR-00044724.

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



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Elizabeth A. Maradik, President



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Gary A. Gilot, Member



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Murray L. Miller, Member



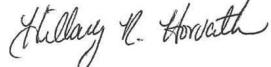
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Joseph R. Molnar, Vice President



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Breana Micou, Member



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Attest: Hillary R. Horvath, Clerk

Date: December 9, 2025

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November 25, 2025

Kenisha Wells  
Director of Neighborhood Services & Enforcement  
City of South Bend, Indiana  
215 S. Dr. Martin Luther King Jr. Blvd  
South Bend, Indiana 46601

Project Proposal: 2527 W. Western Avenue  
South Bend, IN 46619

Proposal Price: \$22,800.00

**Work Scope:**

We shall furnish all labor and materials necessary to perform the following scope of work. We have not noted or included any bid alternates, addendums, or allowances; our proposal specifically includes the following:

**Remove and Dispose of One Commercial Building with Basement in its Entirety, including:**

1. All associated footings, foundations, slabs, driveway and service walks.
2. Backfill any voids with clean fill.
3. Coordinate all utility disconnects.
4. Coordinate and procure all local permits required.
5. Supply and install job site fencing for this contractor.
6. Securing a licensed asbestos inspector to monitor demolition. All construction debris will be hauled out as ACM.

**Clarification, Qualifications and Exclusions Include, but are not limited to:**

1. Excludes all permits, bonds, liquidated damages, and associated fees as well as utility disconnects, street/sidewalk closures, site photography and patching of existing surfaces remaining after demolition. The above pricing is based on current insurance coverage. Any additional coverage, additional insured, exclusions, waivers, or material changes may result in additional charges.

**GREEN DEMOLITION CONTRACTORS, INC**

315 Brighton St, Suite 1, LaPorte IN 46350

312-409-4771

2. Proposal is figured to be completed in a single mobilization.

Thank you for giving Green Demolition Contractors, Inc. the opportunity to provide the City of South Bend this proposal for the above-mentioned project. We look forward to our continued work with you.

Respectfully,

Green Demolition Contractors, Inc.

*Michael Brough*

[mike@greendemolitioninc.com](mailto:mike@greendemolitioninc.com)

Cellular: 773-617-4996

**BOARD OF PUBLIC WORKS**  
**AGENDA ITEM REVIEW REQUEST FORM**

Date	<u>12/01/2025</u>	Department	<u>DPW</u>
Name	<u>Zach Hurst</u>	Phone Extension	<u>3057</u>
BPW Date	<u>12/09/2025</u>		

<b>Review and Approval Required Prior to Submittal to Board</b>			
Diversity Compliance and Inclusion Officer	<input type="checkbox"/>	Officer Name	_____
BPW Attorney	<input type="checkbox"/>	Attorney Name	_____
Dept. Attorney	<input type="checkbox"/>	Attorney Name	_____
Purchasing	<input type="checkbox"/>	_____	

<b>Check the Appropriate Item Type – Required for All Submissions</b>			
<input type="checkbox"/> Professional Services Agreement	<input type="checkbox"/> Contract	<input type="checkbox"/> Proposal	
<input type="checkbox"/> Open Market Contract	<input type="checkbox"/> Amendment/Addendum	<input type="checkbox"/> Special Purchase, QPA	
<input type="checkbox"/> Bid Opening	<input type="checkbox"/> Bid Award	<input type="checkbox"/> Req. to Advertise	<input type="checkbox"/> Title Sheet
<input type="checkbox"/> Quote Opening	<input type="checkbox"/> Quote Award	<input type="checkbox"/> Reject Bids/Quotes	
<input type="checkbox"/> Proposal Opening	<input type="checkbox"/> C/O & PCA No. _____	<input type="checkbox"/> PCA	
<input type="checkbox"/> Chg. Order, No. _____	<input type="checkbox"/> Traffic Control	<input type="checkbox"/> Resolution	
<input checked="" type="checkbox"/> Other: <u>Ratify Emergency Contract</u>			

<b>Required Information</b>			
Company or Vendor Name	Green Demolition Contractors		
New Vendor	<input type="checkbox"/> Yes	<input type="checkbox"/> If Yes, Approved by Purchasing	
MBE/WBE Contractor	<input checked="" type="checkbox"/> No	<input type="checkbox"/> MBE	<input type="checkbox"/> Yes
	<input type="checkbox"/> WBE	Completed E-Verify Form Attached	
Project Name	Demolition of 2527 W. Western Ave.		
Project Number	N/A		
Funding Source	Economic Development Income Tax		
Account No.	PR-00044724		
Amount	\$22,800		
Terms of Contract	Lump Sum		
Purpose/Description	Request to ratify emergency contract to demolish commercial building at 2527 W. Western Avenue through Indiana's Unsafe Building Law.		

<b>For Change Orders Only</b>			
Amount of	<input type="checkbox"/>	Increase \$	
		Decrease (\$ )	
Previous Amount		\$	
Current Percent of Change:		Increase %	
New Amount		Decrease ( % )	
Total Percent of Change:		\$	
Time Extension Amount:		Increase %	
New Completion Date:		Decrease ( % )	