



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

January 27, 2026

Mr. David Merkel
Larson-Danielson Construction Co., Inc.
302 Tyler St.
LaPorte, IN 46350
mcd@ldconstruction.com; btl@ldconstruction.com

RE: Change Order No. 5 – Raclin Murphy Encore Center – Project No. 123-056

Dear Mr. Merkel:

At its January 27, 2026 meeting, the Board of Public Works approved the above referenced Change Order be increased by \$250,703.83, bringing the revised contract amount to \$16,304,225.09 and a completion date of January 23, 2026.

Enclosed is a copy of the Change Order for your records.

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

Sincerely,

/s/ Hillary Horvath

**CITY OF SOUTH BEND, INDIANA
DEPARTMENT OF PUBLIC WORKS
PROJECT CHANGE ORDER**



DATE: 1/27/2025
PROJECT NO: 123-056
PROJECT NAME: Raclin Murphy Encore Center
CONTRACT DATE: 8/26/2024
CHANGE ORDER NO: 5
SUBJECT OF CHANGE ORDER: Variety of cost increases and savings as detailed in the attached documentation.

The original contract sum		\$	<u>15,202,000.00</u>
Net change by previously authorized change orders		\$	<u>581,521.26</u>
The contract sum prior to this change order		\$	<u>15,783,521.26</u>
By this Change Order, the project amount is	<input checked="" type="checkbox"/> Increased		
	<input type="checkbox"/> Decreased	\$	<u>250,703.83</u>
The new contract sum including this change order		\$	<u>16,034,225.09</u>
This Change Order represents a total change of			<u>3.83 %</u>
Total change for entire project			<u>5.19 %</u>

Original contracted completion date/time 9/17/2025
 Extension of date/time by previous change orders 52 Days
 Date/time extension by this change order 45
 New completion date/time 1/23/2025

CONTRACTOR

RECOMMENDED FOR

Contractor Signature
David J. Merkel Vice President
 Printed Name and Title
David J. Merkel, Vice President
 Company Name
David J. Merkel, Co., Inc
 Address
 City, State, Zip

CONSTRUCTION MANAGER

CITY OF SOUTH BEND, INDIANA
 BOARD OF PUBLIC WORKS

 Elizabeth A. Maradik, President

 Murray L. Miller, Member

 Abigail E. Magas, Member

Joseph R. Molnar, Vice President

 Breana N. Micou, Member

 Attest: Hillary R. Horvath, Clerk

Date: January 27, 2026



INTER-OFFICE MEMORANDUM

DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING

TO: Hillary Horvath, Clerk
Board of Public Works

FROM: Patrick Sherman: Director of Project Management

SUBJECT: Raclin Murphy Encore Center: Change Order #5

DATE: January 22nd, 2026

Greetings,

The documents herein detail the costs associated with Change Order #5 for the Raclin Murphy Encore Center project. See the attached This includes a variety of costs associated with the project including unforeseen issues and some necessary design changes. It also includes the addition of some monumental donor signage for the building. This is to acknowledge the contributions of generous donors that have contributed more than \$15M towards the construction of the Raclin Murphy Encore Center and subsequent parking garage.

The date is also being extended to January 23rd, 2026. There are a number of justified delays due to needing to do re-designs after unforeseen issues both in the building and underground related to utility conflicts.

With this change order, the entire change percentage is now at 5.2%, 1.2% of which is unforeseen, which puts the general change at 4%. These changes are still within the planned contingency in the project. This change order also includes project savings of \$81,964.28, which reflects efforts by the project team to control allowance usage and control costs with value engineering. Total cost controls on the project reduced cost by about 1%.

Thank you and please let me know if you have any questions.

Patrick Sherman

Change Order

Project:
56-702 SBPUBWKS-RCLN MRPHY ENCORE
211 N MICHIGAN ST
SOUTH BEND, IN 46601

Change Order: 5
Date: 1/16/2026

Architect's Project:

To Contractor:
LARSON-DANIELSON CONST CO. INC.
302 Tyler Street
LaPorte, IN 46350

The Contract is changed as follows:

Change Order 5

21R CCD 8 Floor to Floor Elevation Changes	\$27,256.00
34 Relocate Plumbing at Portals	\$2,311.00
39 Credit for Sternburg Light Fixtures	\$-10,500.00
49B-R CCD 13 Interior Portal Changes (includes Restrooms) & CCD 7 Basement Portal Changes	\$27,216.00
49AR CCD 13 Portal Changes - Structural	\$69,491.00
59 CCD 14 Additional Visual Displays	\$31,912.00
71 Credit for Lighting Controller	\$-8,100.00
72 Relocate Fire Protection at Portals	\$1,441.00
73 RFI 223 Exit Signs in EOA	\$609.00
75A Extend Terrazzo to Colonnade	\$5,062.00
76 Rework Storm Due to Conflicts	\$3,954.00
77 Rework Sanitary Due to Conflicts	\$113.00
78 Delete WC3	\$-2,500.00
79 Donor Signage	\$134,504.11
80 Credit to Remove Acoustic Wall Panels	\$-10,557.00
81 Change Ceiling Tile Room 104	\$1,130.00
84 Banquet Seating Memorabilia Swap	\$0.00
85 Rework Site Concrete/Bollards Eastside	\$3,613.00
86 Change Grilles	\$3,360.00
89 Exit Signs in Equity in Arts	\$1,799.00
91 Change Out VIP Unistrut Lighting	\$15,570.00
92 Additional Corner Guards	\$1,141.00
93 Beer Taps	\$2,186.00
95 Delete Installation of Picture Frame Trim	\$-1,540.00
98 Reduce Allowance	\$-48,767.28
Total:	\$250,703.83



302 Tyler Street
LaPorte, IN 46350
Ph : 219-362-2127

Change Order

Project:
56-702 SBPUBWKS-RCLN MRPHY ENCORE
211 N MICHIGAN ST
SOUTH BEND, IN 46601

Change Order: 5
Date: 1/16/2026

Architect's Project:

To Contractor:
LARSON-DANIELSON CONST CO. INC.
302 Tyler Street
LaPorte, IN 46350

The original Contract Amount was	\$15,202,000.00
Net change by previously authorized Change Orders	\$581,521.26
The Contract Amount prior to this Change Order was	\$15,783,521.26
The Contract will be increased by this Change Order in the amount of	\$250,703.83
The new Contract Amount including this Change Order will be	\$16,034,225.09
The Contract Time will be increased by 45 days.	
The date of Substantial Completion as of the date of this Change Order therefore is	

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACT AND OWNER.

SHIVE-HATTERY
ARCHITECT
321 SOUTH MAIN STREET,
SOUTH BEND, IN 46601

LARSON-DANIELSON CONST CO. INC.
CONTRACTOR
302 Tyler Street
LaPorte, IN 46350

OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

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

Date: 01/22/2026
 Name: **Patrick Sherman** Department of Public Works – Engineering Division
 BPW Date: 01/27/2026 Phone Extension: 5601

Required Prior to Submittal to Board

BPW Attorney Attorney Name Michael Schmidt
 Dept. Attorney Attorney Name _____
 Purchasing **Mickey Lovy**

Check the Appropriate Item Type – Required for All Submissions

<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 checked="" type="checkbox"/> Chg. Order, No. <u>5</u>	<input type="checkbox"/> Traffic Control	<input type="checkbox"/> Resolution
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Ease./Encroach

Required Information

Company or Vendor Name Larson Danielson Construction
 New Vendor Yes If Yes, Approved by Purchasing
 No
 MBE/WBE Contractor MBE WBE Completed E-Verify Form Attached Yes No
 Project Name Raclin Murphy Encore Center
 Project Number 123-056
 Funding Source Multiple
 Account No. PR/PO # 32487
 Amount \$250,703.83
 Terms of Contract Lump Sum Bid
Special Contract Provisions
 Purpose/Description Change order for various items related to the Raclin Murphy Encore Center as detailed in the attached memo.

For Change Orders Only

Amount of Increase \$250,703.83
 Decrease (\$)
 Previous Amount \$ 15,783,521.26
 Current Percent of Change: Increase 3.8%
 Decrease () %
 New Amount \$ 16,034,225.09
 Increase 5.2%
 Decrease () %
 Total Percent of Change:
 Time Extension Amount: 45 Days
 New Completion Date: 01/23/2026