

The Agenda Review Session of the Board of Public Works was convened at 10:32 a.m. on January 22, 2026, by Board President Elizabeth A. Maradik, Vice President Joseph Molnar (arrived 10:37 a.m.), and Board Members Murray Miller (not present), Breana Micou, Abigail Magas and Board Attorney Michael Schmidt present. The Board of Public Works Clerk, Hillary R. Horvath, presented the Board with a proposed agenda of items presented by the public and by City Staff.

ACTION ITEM

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
Authorization of Entry	American Environmental Corporation	Agreement for the Authorization Entry upon Public Property/Right of Way for Drilling and Environmental Remediation at 1104 E. Mishawaka Ave.	NA	Micou/Magas

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

CHANGE ORDERS

Engineer Zach Hurst and the board discussed an unforeseen asbestos containing material found when tearing down the exterior walls for item 6. A. Demolition of Rabbi Shulman Apartments and why it was a 22.85% total increase. He stated it was upwards of 30,000 square feet of asbestos material.

Engineer Leslie Biek and the board discussed an unforeseen removal of railroad ties under the street for item 6. C. Mishawaka Ave. Streetscape and because of that there was a 16.79% increase.

Ms. Magas asked about the agreement missing in the file for item 8. E. Amendment No. 7 to Professional Services Agreement with Veritas, LLC, Attorney Michael Schmidt stated this agreement is needed each year for Beck's Lake Remediation and he does not expect it to be close to \$80,000. He noted the agreement is currently in the hands of the consultant and will be given to the board as soon as possible.

PRIVILEGE OF THE FLOOR

Attorney Michael Schmidt noted to the board that he will be adding one more item for Tuesday's meeting to take action, an environmental restrictive covenant related to Beck's Lake and LaSalle Park. Attorney Schmidt stated there are five parcels that are owned by the Parks Dept. and Public Works and are going to be encumbered by this environmental restrictive covenant. He noted that the Parks Board took action January 12, 2026 with a resolution authorizing the Board of Public Works to do the signatory and this will be recorded with the property.

Vice President Joseph Molnar asked if the item 4. C. Leighton Renovation Selective Demo will be under the \$300,000 threshold. Lidya Abreha, Engineer stated she hopes it will stay under the \$300,000.

ADJOURNMENT

There being no further business to come before the Board, President Maradik adjourned the meeting at 10:41 a.m.

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



Elizabeth A. Maradik, President



Joseph R. Molnar, Vice President



Murray L. Miller, Member



Breana N. Micou, Member



Abigail E. Magas, Member



Attest: Hillary R. Horvath, Clerk

Date: February 10, 2026

REGULAR MEETING

JANUARY 27, 2026

The Regular Meeting of the Board of Public Works was convened at 9:30 a.m. on Tuesday, January 27, 2026, by Board President Elizabeth A. Maradik in the 4th Floor Public Meeting Room, Council Chambers of the City Hall Building, 215 S. Martin Luther King Jr. Blvd., Suite 400., South Bend, Indiana. The meeting was also streamed live to the public via Microsoft Teams. Board Clerk Hillary R. Horvath confirmed the presence of Board President Elizabeth A. Maradik, Vice President Joseph Molnar, and Board Members Murray Miller (Virtual), Breana Micou, Abigail Magas and Board Attorney Michael Schmidt, 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 January 8, 2026 and January 13, 2026 were approved.

OPENING OF BIDS – PORTAGE AND ELWOOD DEMOLITION – PROJECT NO. 124-065B (PR-00044845)

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:

INDIANA EARTH, INC.

10343 McKinley Hwy.
Osceola, IN 46561

estimatorindianaearth@yahoo.com; earth92inc@sbcglobal.net

Bid was signed by Mr. Mark Osler
Non-Collusion, Non-Discrimination Affidavit Form was completed.
Five percent (5%) Bid Bond was submitted.
Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted
One (1) of One (1) Addendum(s) Acknowledgement received.

BID:

Base Bid	\$782,108.50
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C&E EXCAVATING, INC.

2831 Dexter Drive

Elkhart, IN 46514

TBessinger@candeexcavating.com

Bid was signed by Mr. Thad Bessinger

Non-Collusion, Non-Discrimination Affidavit Form was completed

Five percent (5%) Bid Bond was submitted

Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

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

BID:

Base Bid	\$838,460
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RITSCHARD BROS., INC.

1204 W. Sample St

South Bend, IN 46619

Rit1204@datacruz.com

Bid was signed by Ms. Rachelle L. Dolniak

Non-Collusion, Non-Discrimination Affidavit Form was completed

Five percent (5%) Bid Bond was submitted

Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

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

BID:

Base Bid	\$1,081,467
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DORE & ASSOCIATES, INC.

P.O. Box 338, Washington Ave.

Bay City, MI 48707

est@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) MWBE Forms (1.0, 2.0, 2.1) were submitted

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

BID:

Base Bid	\$1,007,083
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MELCHING, INC.

3662 Airline Rd.

Muskegon, MI 49444

adamdejonge@melchingdemo.com

Bid was not signed

Non-Collusion, Non-Discrimination Affidavit Form was completed

Five percent (5%) Bid Bond was submitted.

Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

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

BID:

Base Bid	\$760,000
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GREEN DEMOLITION CONTRACTORS, INC.

315 Brighton Street

LaPorte, IN 46350

mike@greendemolitioninc.com; kim@greendemolitioninc.com

Bid was signed by Mr. Michael J. Brough

Non-Collusion, Non-Discrimination Affidavit Form was completed

Five percent (5%) Bid Bond was submitted.

Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

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

BID:

Base Bid	\$1,251,988
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R&R EXCAVATING, INC.

2010 Went Ave.

Mishawaka, IN 46545

jamie@rrexca vating.com

Bid was signed by William Loudin

Non-Collusion, Non-Discrimination Affidavit Form was completed

Five percent (5%) Bid Bond was submitted.

Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

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

BID:

Base Bid	\$1,476,695
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Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above bids were referred to Public Works and DCI for review and recommendation.

OPENING OF BIDS – 2026 CCMG IRELAND RD – PROJECT NO. 125-061 (PR-00044963)

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:

MILESTONE CONTRACTORS, L.P.

24358 State Road 23

South Bend, IN 46614

akrueger@milestonelp.com

Bid was signed by Mr. Dustin Hilary

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.

BID:

Base Bid	\$2,473,800
Alternate 1	\$57,000
Base Bid plus Alternate 1	\$2,530,800

E&B PAVING, LLC.

310 Blacketor Drive

Rochester, IN 46975

John.Yadon@ebpaving.com

Bid was submitted by Mr. John Yadon

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.

BID:

Base Bid	\$2,767,776.31
Alternate 1	\$79,190
Base Bid plus Alternate 1	\$2,846,966.31

RIETH-RILEY CONSTRUCTION CO., INC.

25200 State Road 23

South Bend, IN 46614

gvanparys@rieth-riley.com

Bid was submitted by Mr. Jacob K. Kwiklasz
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.

BID:

Base Bid	\$2,580,270.91
Alternate 1	\$63,481.65
Base Bid plus Alternate 1	\$2,643,752.56

Upon a motion made by VP Molnar, seconded by Ms. Micou and carried by roll call, the above bids were referred to Public Works for review and recommendation.

OPENING OF QUOTATIONS – WALKER FIELD HOUSE RESTORATION PHASE II – PROJECT NO. 125-044R (PR-00042780)

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:

SLATILE ROOFING AND SHEET METAL CO., INC.

1703 S. Ironwood Dr.
South Bend, IN 46613

Ken.hoy@slatile.com

Bid was signed by Mr. Gerald Longerot
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.

QUOTATION:

Quote Total	\$88,812
Alternate 1	\$0.00

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

OPENING OF QUOTATIONS – 2025 NEIGHBOHOOD SERVICES & ENFORCEMENT DEMOLITIONS – TWO COMMERCIAL PROPERTIES – PROJECT NO. 125-043BR (PR-00044709)

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:

INDIANA EARTH, INC.

10343 McKinley Hwy.
Osceola, IN 46561
estimatorindianaearth@yahoo.com

Bid was signed by Mr. Mark Osler
Non-Collusion, Non-Discrimination Affidavit Form was completed.
Five percent (5%) Bid Bond was submitted.
Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

BID:

Base Quote	\$77,850
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GREEN DEMOLITION CONTRACTORS, INC.

315 Brighton Street
LaPorte, IN 46350

mike@greendemolitioninc.com; 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) MWBE Forms (1.0, 2.0, 2.1) were submitted

BID:

Base Quote	\$79,800
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Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above quotations were referred to Public Works and NSE for review and recommendation.

TABLED - OPENING OF QUOTATIONS – LEIGHTON RENOVATION SELECTIVE DEMO – PROJECT NO. 125-055A (RIVER WEST TIF)

President Maradik advised that this was the date set for the receiving and opening of sealed quotations for the above referenced project. She noted there was a request to table the item.

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above opening was tabled.

AWARD QUOTATION AND APPROVE CONTRACT – THE MONREAUX – TIF INVESTMENT – PROJECT NO. 125-066 (RIVER WEST)

Gemma Staton, Engineering, advised the Board that on November 26, 2026, quotations were received and opened for the above referenced project. After reviewing those quotations, Ms. Staton recommended that the Board award the contract to the lowest responsive and responsible quoter, Miller's Building Supply, Inc., in the amount of \$303,000. 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.

AWARD QUOTATION AND APPROVE CONTRACT – DEMOLITION OF FORMER NIPSCO BUILDING – PROJECT NO. 125-080 (PR-00045255)

Zack Hurst, Engineering, advised the Board that on January 13, 2026, quotations were received and opened for the above referenced project. After reviewing those quotations, Mr. Hurst recommended that the Board award the contract to the lowest responsive and responsible quoter, Ritschard Bros., Inc., in the amount of \$238,716. 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 CHANGE ORDER NO. 1 – DEMOLITION OF RABBI SHULMAN APARTMENTS – PROJECT NO. 125-014 (PO-0040785)

President Maradik advised that Zach Hurst, Engineering, has submitted change order number 1 on behalf of Green Demolition Contractors, Inc., indicating the contract amount be increased by \$308,000 for a new contract sum, including this change order, in the amount of \$1,656,000. Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the change order was approved.

APPROVE CHANGE ORDER NO. 5 – RACLIN MURPHY ENCORE CENTER – PROJECT NO. 123-056 (PO-0032487)

President Maradik advised that Patrick Sherman, Engineering, has submitted change order number 5 on behalf of Larson-Danielson Construction Co., Inc., indicating the contract amount be increased by \$250,703.83 for a new contract sum, including this change order,

in the amount of \$16,034,225.09 and a completion date of January 23, 2026. Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the change order was approved.

APPROVE CHANGE ORDER NO. MISHAWAKA AVE. STREETSCAPE – PROJECT NO. 121-072 (PO-0036730)

President Maradik advised that Leslie Biek, Engineering, has submitted change order number 2 on behalf of Milestone Contractors, L.P., indicating the contract amount be increased by \$564,098.93 with an additional eight (8) days for a new contract sum, including this change order, in the amount of \$3,923,453.04 and a completion date of November 7, 2025. Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the change order was approved.

APPROVAL OF REQUEST TO ADVERTISE FOR THE RECEIPT OF BIDS – DEMOLITION OF 921 LOUISE STREET (QUALEX BUILDING) – PROJECT NO. 125-043A (RIVER WEST TIF)

In a memorandum to the Board, Zach Hurst, 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 REQUEST TO ADVERTISE FOR THE RECEIPT OF BIDS AND TITLE SHEET – MARION PEDESTRIAN BRIDGE – PROJECT NO. 123-060 (PR-00045690)

In a memorandum to the Board, Leslie Biek, Engineering, requested permission to advertise for the receipt of bids for the above referenced project. Also presented at this time for approval and execution was the title sheet. Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above request to advertise was approved, and the title sheet was approved and signed.

APPROVAL OF REQUEST TO ADVERTISE FOR THE RECEIPT OF BIDS AND TITLE SHEET – COLFAX STREETSCAPE – PROJECT NO. 123-010 (PR-00045673)

In a memorandum to the Board, Leslie Biek, Engineering, requested permission to advertise for the receipt of bids for the above referenced project. Also presented at this time for approval and execution was the title sheet. Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above request to advertise was approved, and the title sheet was approved and signed.

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
Professional Services Agreement	Alliance Architects, Inc.	Preliminary Design Services for the Street Department Locker Room Project, Project No. 126-004	\$5,000 (PR-00045508)	Molnar/Miller
Water & Sewer Extension Agreement	Allen Edwin Homes	Extension of Water and Sewer Which will be Dedicated to the City upon Completion for the Woodhaven Hills Section 1 Subdivision, Project No. DP25-005	NA	Molnar/Miller
Professional Services Agreement	Hydro Digital LLC	Operate and Maintain Sensors and Telemetry for the Smart Sewer System Project No. 121-081	\$499,576 (Wastewater other Contractual Service)	Molnar/Miller

Local Road and Bridges Matching Grant Agreement	Indiana Department of Transportation	2026 Community Crossings Matching Grant (CCMG) 50/50 Cost Share for the Road Rehabilitation of Ireland Rd., Project No. 125-061	\$1,000,000	Molnar/Miller
Amendment No. 7 to Professional Services	Veritas, LLC	Amendment to Consulting Agreement for Beck's Lake Remediation	\$80,000 or 800 Hours of Work (PO-0014519)	Molnar/Miller

APPROVAL OF LICENSE AND PERMIT APPLICATIONS

The following license and permit applications were presented for approval:

Applicant	Description	Date/Time	Location	Motion Carried
Girls on the Run Michiana	Street Closure for Special Event	May 16, 2026/6:00 a.m. to 1:00 p.m.	Wall St. from Ironwood Dr. to Sunnyside Ave. with additional Rolling Closures	Molnar/Miller
St. Margaret's House Winter Walk	Street Closure for Special Event	February 15, 2026/1:00 p.m. to 3:00 p.m.	Brief Crossings Beginning at W. Colfax Ave./N. Lafayette Blvd.; W. Colfax Ave/S. Michigan St.; S. Michigan St./W. Monroe St.; W. Monroe St./N. Main St.; End at S. Lafayette Blvd/W. Washington St.	Molnar/Miller
Martin Luther King Jr. Celebration	Ratify - Street Closure for Special Event	January 19, 2026/12:00 p.m. to 1:00 p.m.	Brief Crossings along Jefferson Blvd. from St. Joseph County Bldg. to the Century Center	Molnar/Miller
Maple Hill Golf	Transient Merchant License	January 30, 2026; 3:00 p.m. to 7:00 p.m., January 31, 2026; 10:00 a.m. to 4:00 p.m.	Century Center	Molnar/Micou

APPROVAL OF REVOCABLE PERMIT FOR ENCROACHMENT - 321 W. WAYNE ST.

President Maradik stated an application for an encroachment and revocable permit has been received from Historic Heartstone, LLC for the purpose of allowing a doot to be placed in the right-of-way at 321 W. Wayne St.. The encroachment shall remain in the right of way until the time as the Board of Public Works of the City of South Bend shall determine that such encroachment is in any way impairing or interfering with the highway or with the free and same flow of traffic. Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the encroachment and revocable permit was approved.

APPROVE/DENY TRAFFIC CONTROL DEVICES

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the following traffic control device request was approved. President Maradik abstained from

voting on the "No Parking on This Side of the Street" signs on California Avenue due to a potential conflict of interest, as the matter pertains to her neighborhood.

NEW INSTALLATION: Honorary Street Signs for Supt. Carl Steen Sr. Dr.
 LOCATION: Western Ave. & Liberty St. and Jefferson Blvd. & Liberty St.
 REMARKS: All Criteria Met

REVISION: Keeping Temporary Traffic Circle Until a Permanent Traffic Circle can be Constructed Fall of 2026
 LOCATION: Intersection of Washington St. & Liston St.
 REMARKS: All Criteria Met

NEW INSTALLATION: One (1) Stop Sign
 LOCATION: Intersection of White Feather Drive & Brick Rd.
 REMARKS: All Criteria Met

NEW INSTALLATION: Four (4) Stop Sign Ahead Signs
 LOCATION: Intersection of Ironwood Dr. & Jackson Rd.
 REMARKS: All Criteria Met

NEW INSTALLATION: No Parking on this Side of the Street Signs
 LOCATION: California Ave. between Harrison Ave. & Portage Ave.
 REMARKS: All Criteria Met

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
Ward Custom Homes, LLC	Contractor	Approved	January 13, 2026
SCS Environmental Contracting Inc.	Excavation	Approved	December 23, 2025
SCS Environmental Contracting	Occupancy	Approved	December 23, 2025
Go With the Flo LLC	Occupancy	Released	January 12, 2026
Unique Septic & Service LLC	Occupancy	Released	December 3, 2025
Ward Custom Homes, LLC	Occupancy	Approved	January 13, 2026

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-0126668; GBLN-0126809; GBLN-0126810	01/02/2026	\$7,013,213.97
City of South Bend Claims GBLN-0127043; GBLN-0127412	01/14/2026	\$2,852,284.54

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 FLOORADJOURNMENT

There being no further business to come before the Board, President Maradik adjourned the meeting at 10:00 a.m.

BOARD OF PUBLIC WORKS

**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: February 10, 2026