



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

February 24, 2026

Mr. Robert Bray
American Structurepoint, Inc.
9025 River Rd. Suite 200
Indianapolis, IN 46240
ccanfield@structurepoint.com

RE: Amendment No. 2 To Owner-Engineer Agreement

Dear Mr. Bray:

At its February 24, 2026 meeting, the Board of Public Works approved the above referenced Amendment for asbestos studies for City Hall in the amount of \$7,026.07.

Enclosed please find a copy of the amendment for your records.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

Enclosures
HH/cb

This is **EXHIBIT K**, consisting of 1 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated December 13, 2023.

AMENDMENT NO. 2 TO OWNER-ENGINEER AGREEMENT

1. Background Data:

- a. Effective Date of Owner-Engineer Agreement: December 12, 2023
- b. Owner: City of South Bend, Indiana
- c. Engineer: American Structurepoint, Inc.
- d. Project: South Bend City Hall

2. Description of Modifications

The Scope of Services currently authorized to be performed by Architect in accordance with the Agreement and previous amendments if any is modified to add the services outlined in Attachment 1, "Modifications"

3. Agreement Summary (reference only)

- a. Original Agreement amount: \$135,220.00
- b. Net change for prior amendments: \$413,000.00
- c. This amendment amount: \$7,026.07
- d. Adjusted Agreement Amount: \$555,246.07

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is the date of the latest required signature.

OWNER:

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 24, 2026

ENGINEER:

DocuSigned by:



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By: Robert S. Bray

Title: Corporate/Commercial Practice Leader

Date Signed: 2/16/2026

Modifications

1. Section A1.01 *Scope* is modified as follows:

1.01 Scope

A. Engineer shall provide, or cause to be provided, the services set forth herein-in Exhibit A

2. Section C2.01. of Exhibit C is modified to read as follows:

A. Owner shall pay Engineer for Basic Services set forth in Exhibit A as follows:

1. A Lump Sum amount of ~~\$548,220~~ **\$555,246.07** based on the following estimated distribution of compensation:

a. Architectural & Interior Design Services	<u>\$357,500</u>
Code Consultant Analysis/Summary Review Services	\$3,800
Schematic Design Package	\$34,500
Elevator Replacement Bid Package	\$25,000
Building Assessment	\$6,200
Design Development Package	\$101,500
Construction Documents	\$101,500
Permitting and Bidding	\$10,000
Construction Administration	\$50,000
Reimbursable Allowance (including expedited State review)	\$10,000
Furnishings, Fixtures, and Equipment (FFE) Allowance	\$10,000
Signage Allowance	\$5,000
b. Structural Services	\$13,200
c. Landscape Architecture Services	\$9,500
d. Mechanical, Plumbing, Fire Protection, & Electrical Services	\$115,700
e. Low Voltage Services	\$37,000
f. Cost Estimating Services	\$15,320
g. Asbestos remediation site visit & consultant coordination	<u>\$7,026.07</u>

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

Date	<u>02/16/2026</u>	Department	<u>Public Works</u>
Name	<u>Becca Plantz</u>	Phone Extension	<u>5998</u>
BPW Date	<u>02/24/2026</u>		

Review and Approval Required Prior to Submittal to Board

BPW Attorney	<input type="checkbox"/>	Attorney Name	<u>Michael Schmidt</u>
Dept. Attorney	<input type="checkbox"/>	Attorney Name	_____
Purchasing	<input type="checkbox"/>	<u>Mickey Lovey</u>	

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 checked="" 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 type="checkbox"/> Other: _____		<input type="checkbox"/> Ease./Encroach

Required Information

Company or Vendor Name	<u>American Structurepoint, Inc.</u>		
New Vendor	<input type="checkbox"/> Yes <input type="checkbox"/> If Yes, Approved by Purchasing		
	<input type="checkbox"/> No		
MBE/WBE Contractor	<input type="checkbox"/> MBE	<input checked="" type="checkbox"/> Completed E-Verify Form Attached	<input type="checkbox"/> Yes
	<input type="checkbox"/> WBE		<input type="checkbox"/> No
Project Name	<u>South Bend City Hall</u>		
Project Number	<u>124-001</u>		
Funding Source	<u>Economic Development LIT</u>		
Account No.	<u>PROJ 362, PO-27983</u>		
Amount	<u>Original + Amendment 1 = \$5548,220.00; New Total \$555,246.07</u>		
Terms of Contract	<u>Hourly NTE</u>		
Purpose/Description	<u>Asbestos study during the remodel the South Bend Community School Corporation building into the City of South Bend City Hall.</u>		

For Change Orders Only

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