



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

May 12, 2026

Mr. Lance Gassert
C.H Garmong & Son, Inc.
3050 Poplar St.
Terre Haute, IN 47803
lgassert@garmong.net

RE: Change Order No. 1 – Kennedy Park Renovation – Project No. 123-008

Dear Mr. Gassert:

At its May 12, 2026, meeting, the Board of Public Works approved the above referenced Change Order be increased by \$34,267.95, bringing the revised contract amount to \$15,836,926.95.

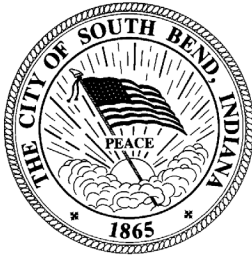
Enclosed is a copy of the Change Order for your records.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

Enclosures
HH/cb



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: Kennedy Park GMP: Change Order #1

DATE: May 12th, 2026

Greetings,

The documents herein detail the costs associated with Change Order #1 for the Kennedy Park Renovation project. See the attached. Bid package 03, which was for site general trades, was initially to be awarded to the second low instead of the apparent low due to post bid scope and bid discussions with the bidders, and Larson Danielson was identified as the "lowest and best". This was due to apparent savings that would be realized with less mobilization requirements from having multiple packages

After further scope and bid review, it was determined by Public Works, Legal, and the Construction Manager that the bid package must be awarded to the lowest package bidder, Gibson Lewis, as their bid was fully accurate to the scope and complied with all bidding requirements.

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

Patrick Sherman



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Kennedy Park Renovation
756 Eclipse Pl
South Bend, IN 46628

CONTRACT INFORMATION:
Contract For: General Construction
Date: October 28, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: April 22, 2026

OWNER: *(Name and address)*
City of South Bend
215 S. Dr. Martin Luther King Jr. Blvd.
South Bend, IN 46601

ARCHITECT: *(Name and address)*
DLZ Corporation
2211 E. Jefferson Blvd.
South Bend, IN 46615

CONTRACTOR: *(Name and address)*
C.H. Garmong & Son, Inc.
3050 Poplar Street
Terre Haute, IN 47803

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Scope: Provide all labor, materials, equipment, and supervision for the revised work issued in the following revisions:

PCO No.	Description	Amount
PCO#001	CE #002 – After detailed review, it was determined to disregard the post bid combination bid from Larson and Danielson, \$1,917,100, and make the award to Gibson and Lewis, \$1,949,800, for BC-03.	\$34,267.95
	Total	\$34,267.95

The original Contract Sum was	\$	0.00
The net change by previously authorized Change Orders	\$	15,802,659.00
The Contract Sum prior to this Change Order was	\$	15,802,659.00
The Contract Sum will be increased by this Change Order in the amount of	\$	34,267.95
The new Contract Sum including this Change Order will be	\$	15,836,926.95

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be July 3, 2027.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

_____	C.H. Garmong & Son, Inc.	City of South Bend
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
_____	_____	<i>Patrick Sherman</i>

SIGNATURE

PRINTED NAME AND TITLE

DATE

SIGNATURE

Lance Gassert, Chief Operating Officer

PRINTED NAME AND TITLE

DATE

SIGNATURE

Patrick Sherman, Project Manager

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik, President

Joseph R. Molnar, Vice President

Murray L. Miller, Member

Breana M. Micou, Member

Abigail E. Magas, Member

Attest:

Hillary R. Horvath, Clerk

Date: May 7, 2026

Kennedy Park Improvements

2700 Westmoor Street, Virtual Bid Opening <https://tinyurl.com/KennedyBidOpen>, South Bend, IN 46628, United States of America

Sent proposal: \$1,949,800

Submitted Mar 25, 2026 at 10:41 AM EDT

Gibson-Lewis, LLC

1001 West 11th Street, Mishawaka, IN 46544 US

Greg Hicks | +1574-259-8581 | ghicks@gl.nceusa.com



Line Items

Description	Quantity	Unit Cost	Total Cost
BC-03 BUILDING & POOL GENERAL TRADES			\$1,949,800
Base Bid			\$1,949,800

General Acknowledgments

BASE BID:

The Bidder, having carefully examined the Bid Documents, and become fully familiar with all conditions affecting the Work as required from these documents prepared by DLZ Indiana, Inc., 2211 East Jefferson Blvd., South Bend, IN 46615, dated 2/25/2026, hereby proposes to provide all material, labor, services, etc. required thereby. Yes

Bidder has attended the Pre-Bid or visited the site. Yes

AGREEMENT:

The Bidder agree(s) to execute an agreement for work covered by this proposal on the form included in Section 00 52 14 Standard Form of Agreement of these Bid Documents, and in accordance with the other Contract Documents, provided that the Bidder is notified within ninety (90) days after due date. The Bidder further agrees that this proposal shall remain open during such ninety (90) day period. The Bidder acknowledges that Bidder understands Bid Documents and Appendices, and Bidder assumes full responsibility for the cost impact of same. Bidder also acknowledges that Owner & Construction Manager reserve right to accept or reject any and all bids with or without cause, and/or to waive informalities in bidding. Yes

COMPLETION DATE:

By submitting this Bid Form, the Bidder agrees to coordinate, staff, execute and expedite their work in accordance with the Project Schedule provided in Specification Section 00 31 13 – Preliminary Project Schedule. All labor, material, equipment, services, shiftwork and overtime to achieve the Final Completion of the Project per the Preliminary Project Schedule is included. Yes

TAXES, PERMITS, BONDS AND FEES:

Bid sum includes all applicable taxes, permits, bonds and fees, required by all legal authorities at the location of the Work. Yes

Break out cost of Performance & Payment Bond included in Bid Proposal. \$13,500

SCOPE OF WORK:

Bidder acknowledges all requirements set forth in this scope of work are included in the Bid. Yes

ADDENDA:

Bidder acknowledges the following Addenda One, Two and Three

INCLUSIONS:

Bidder is familiar with all laws and regulations that may affect cost, progress, and performance of the work, including BABAA requires. Yes

Bidder has included Davis-Bacon Wages in Bid Proposal. Yes

Bond Information

Bidder has included Performance & Payment Bonds in the Bid Proposal. Yes

Kennedy Park Improvements

2700 Westmoor Street, Virtual Bid Opening <https://tinyurl.com/KennedyBidOpen>, South Bend, IN 46628, United States of America

Certifications

BID SUBMISSION REQUIREMENTS:

Bidder has attached Bid Security (Reference Specification Section 004313)	Yes
Bidder has attached Certification of Authorized Employment (Reference Specification Section 004510)	Yes
Bidder has attached Indiana Form 96 (Reference Specification Section 004519)	Yes
Bidder has included an audited financial statement.	Yes
Bidder has attached Certification of Non-Investment in Iran	Yes
Bidder has attached Responsible Bidder's Ordinance	Yes

Disclaimers and Clarifications

Bids are to be submitted electronically via Building Connected.

Additional Information

Notes I attached our Good Faith Effort for Bid Invitations as well as the Bid Form.

Attachments

 Good Faith Effort Report - 15... (121 KB)

 Kennedy Park Improvements... (4.3 MB)

