

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**

October 28, 2025

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

RE: Award Bid – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Mr. Brough:

At its October 28, 2025 meeting, the Board of Public Works awarded the above referenced bid to you in the amount of \$1,348,000. Enclosed please find a signed Bid/Proposal form.

Please forward the following documents **in one submittal by November 12, 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)
- 2) Labor & Material Payment Bond
- 3) Performance Bond (125% of Bid Amount)
- 4) Certificate of Insurance naming the City of South Bend as an additional insured
- 5) Item #4 for all subcontractors that you use

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

Enclosures  
HH

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

October 14, 2025

Mr. Adam DeJong  
Melching Inc.  
3662 Airline Rd.  
Muskegon, MI 49444  
[adamdejonge@melchingdemo.com](mailto:adamdejonge@melchingdemo.com)

RE: Bid Award – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Mr. Melching:

At its October 28, 2025, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$1,348,000.

Thank you for bidding, and we hope you bid with us in the future.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

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

October 28, 2025

Mr. Jason C. Dore  
Dore & Associates, Inc.  
PO BOX 338  
Bay City, MI 48707  
[est@doreassoc.com](mailto:est@doreassoc.com)

RE: Bid Award – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Mr. Dore:

At its October 28, 2025, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$1,348,000.

Thank you for bidding, and we hope you bid with us in the future.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

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October 28, 2025

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

Mr. Richard M. Adamo  
Adamo Demolition Co.  
320 E. Seven Mile Rd.  
Detroit, MI 48203  
[Radamo@adamogroup.com](mailto:Radamo@adamogroup.com)

RE: Bid Award – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Mr. Adamo:

At its October 28, 2025, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$1,348,000.

Thank you for bidding, and we hope you bid with us in the future.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

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

October 28, 2025

Mr. Luke Fray  
Renascent Inc.  
6325 Digital Way, Suite 300  
Indianapolis, IN 46278  
[lfray@renascentinc.com](mailto:lfray@renascentinc.com)

RE: Bid Award – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Mr. Fray:

At its October 28, 2025, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$1,348,000.

Thank you for bidding, and we hope you bid with us in the future.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

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

October 28, 2025

Mr. Steven Pitsch  
Demolition Contractors Inc., DBA Pitsch Companies  
675 Richmond St. NW  
Grand Rapids, MI 49504  
[stevenpitsch@aol.com](mailto:stevenpitsch@aol.com)

RE: Bid Award – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Mr. Pitsch:

At its October 28, 2025, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$1,348,000.

Thank you for bidding, and we hope you bid with us in the future.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

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

October 28, 2025

Mr. Thad Bessinger  
C&E Excavating, Inc,  
53767 County Road 9  
Elkhart, IN 46514  
[tbonadies@candeexcavating.com](mailto:tbonadies@candeexcavating.com)

RE: Bid Award – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Mr. Bessinger:

At its October 28, 2025, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$1,348,000.

Thank you for bidding, and we hope you bid with us in the future.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

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

October 28, 2025

Ms. Rachelle L. Dolniak  
Ritschard Bros., Inc.  
1204 W. Sample Street  
South Bend, IN 46619  
[Rit1204@datacruz.com](mailto:Rit1204@datacruz.com)

RE: Bid Award – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Ms. Dolniak:

At its October 28, 2025, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$1,348,000.

Thank you for bidding, and we hope you bid with us in the future.

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

October 28, 2025

Mr. Mark Osler  
Indiana Earth, Inc.  
10343 McKinley Hwy.  
Osceola, IN 46561  
[estimatorindianaeearth@yahoo.com](mailto:estimatorindianaeearth@yahoo.com)

RE: Bid Award – Demolition of Rabbi Shulman Apartments – Project No. 125-014

Dear Mr. Osler:

At its October 28, 2025, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$1,348,000.

Thank you for bidding, and we hope you bid with us in the future.

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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**CITY OF SOUTH BEND, INDIANA  
CONTRACTOR'S BID FOR PUBLIC WORK**

**Project Name** Rabbi Shulman Apartment Building Demolition

**Project No.** 125-014

**For Bids Due** 9:00am September 9, 2025

**PART I**

(Must be completed for all bids. Please type or print)

**Date:** September 8, 2025 **Bidder (Firm):** Green Demolition Contractors, Inc.

**Address:** 315 Brighton Street

**City/State/Zip:** LaPorte, IN 46350 **Telephone Number:** ( 773 ) 617-4996

**Email Address:** mike@greendemolitioninc.com

**Agent of Bidder (if Applicable):** N/A

Pursuant to notices given, the undersigned offers to furnish labor and/or material necessary to complete the public works project of:

Rabbi Shulman Apartment Building Demolition


the City of South Bend, Indiana, in accordance with plans and specifications prepared by:  
Abonmarche Consultants, Inc.

and dated August 11, 2025 for the sum of (enter the Total Bid as shown on the Proposal)

One Million, Three Hundred Forty Eight Thousand Dollars and 00/100 (\$ 1,348,000.00 )  
(Enter sum of Total Base Bid plus Alternates shown on Proposal) (Numerical)

The undersigned further agrees to furnish a bond or certified check with this bid for an amount specified in the notice of the letting. If alternative bids apply, the undersigned submits a proposal for each in accordance with the notice. Any addendums attached will be specifically referenced at the applicable page.

If additional units of material included in the contract are needed, the cost of units must be the same as that shown in the original contract if accepted by the City of South Bend. If the bid is to be awarded on a unit basis, the itemization of the units shall be shown on a separate attachment.

By   
(Signature)  
Michael J. Brough, President/Owner  
(Printed Name of Person Signing)

**ACCEPTANCE**

The above bid is accepted this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Subject to the following conditions: \_\_\_\_\_

CITY OF SOUTH BEND, INDIANA  
BOARD OF PUBLIC WORKS

  
Elizabeth A. Maradik, President

  
Joseph R. Molnar, Vice President



Gary A. Gilot, Member



Breana Micou, Member



Murray L. Miller, Member



Attest: Hillary R. Horvath, Clerk

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

This Agreement is made and entered into this 28<sup>th</sup> Day of October, 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>PROJECT NO.</u>	<u>125-014</u>
<u>DESCRIPTION:</u>	<u>DEMOLITION OF RABBI SHULMAN APARTMENTS</u>
<u>COMPLETION DATE:</u>	<u>SEE SPECIFICATIONS</u>
<u>AMOUNT:</u>	<u>\$1,348,000</u>
<u>FUNDING:</u>	<u>PR-00042469</u>

The unit prices for this improvement were those prices as received and accepted by the Board on the 28<sup>th</sup> Day of October 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

GREEN DEMOLITION  
CONTRACTORS, INC.

\_\_\_\_\_  
Elizabeth A. Maradik, President



\_\_\_\_\_  
Joseph R. Molnar, Vice President



\_\_\_\_\_  
Gary A. Gilot, Member



\_\_\_\_\_  
Breana Micou, Member



\_\_\_\_\_  
Murray L. Miller, Member



\_\_\_\_\_  
Attest: Hillary R. Horvath, Clerk

Date: October 28, 2025

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature



## 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:** Award Bid - Project No. 125-014  
Demolition of Rabbi Shulman Apartments

**DATE:** 10/06/2025

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On September 9, 2025, the Board of Public Works opened and read bids for the above project.

The **Base Bid** is a lump sum price to perform asbestos abatement and demolition of the former Rabbi Shulman apartment building located on Western Avenue, owned by the Housing Authority of South Bend. The City is entering the property to demolish the building in accordance with an access agreement approved at the September 9 Board meeting.



Nine bids were received:

- Melching, Inc.: \$1,080,000
- Dore & Assoc.: \$1,195,200
- Green Demolition: \$1,348,000
- Adamo: \$1,495,995
- Renascent: \$1,499,580
- Pitsch Co.: \$1,555,500
- C&E Excavating: \$1,582,000
- Ritschard Bros.: \$1,582,503
- Indiana Earth: \$1,799,000

The low bid from Melching, Inc. must be rejected as non-responsive. This contractor is not able to meet the requirements of the City's Responsible Bidder Ordinance, and they state they have no intention of using a WBE subcontractor.

The second low bid from Dore & Associates must also be rejected as non-responsive. This contractor is not able to meet the requirements of the City's Responsible Bidder Ordinance, nor did they meet the WBE goal.

The third low bid from Green Demolition is complete and responsive. This contractor met both the M/WBE goals and is prequalified as a Responsible Bidder. Their bid is significantly lower than the Engineer's Estimate of \$1.75M.

I recommend award of the Base Bid for **Demolition of Rabbi Shulman Apartments** to *Green Demolition*, in the amount of \$1,348,000. Funding is available through PR-00042469.



**BID/PROPOSAL  
CITY OF SOUTH BEND**

**Project Name:** Rabbi Shulman Apartment Building Demolition  
**Project Number:** 125-014  
**For Bids Due:** 9:00am September 9, 2025  
**Contractor Name:** Green Demolition Contractors, Inc.

**BASE BID**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Demolish Rabbi Shulman Apartment Building at 628 W. Western Avenue, including Asbestos Abatement	1	LSUM	\$1,248,000	\$1,248,000
2	Environmental Allowance – See Addendum 2	1	LSUM	\$100,000	\$100,000

**BASE BID TOTAL** \$1,348,000

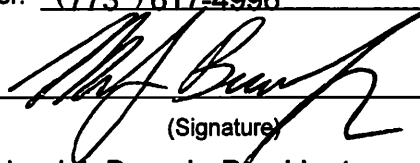
**Bidder (Firm):** Green Demolition Contractors, Inc.

**Address:** 315 Brighton Street

**City/State/Zip:** LaPorte, IN 46350

**Telephone Number:** (773 ) 617-4996

By \_\_\_\_\_



(Signature)

Michael J. Brough, President

(Printed Name of Person Signing)

**CITY OF SOUTH BEND  
MINORITY AND WOMEN BUSINESS ENTERPRISE INCLUSION PROGRAM PLAN  
FORM MBE-1.0  
MBE UTILIZATION PLAN**



**This completed form should be supplied with Bids that pertain to City of South Bend Public Works Projects involving MBE participation. It is the bidder's sole responsibility to verify whether any listed minority-owned business meets the MBE qualifications.**

**\*\*\*Goals should be calculated based on the Base Bid only.\*\*\***

Project Number: 125-014 Project Name: Rabbi Shulman Apartment Building Demolition  
Bidder: Green Demolition Contractors, Inc. Total Bid Amount: \$1,348,000 MBE Goal: 1.3%  
Page \_\_\_\_\_ of \_\_\_\_\_

Name & Address of MBE	Primary Contact Person (Name/Telephone)	Scope of Work to be Performed (Attach scope/schedule if you need additional space)	Dollar Amount of MBE Component	Percentage of Total Bid/Proposal
1st Class Logistics 2213 Saint Charles South Bend, IN 46601	Bernard Coutee 574-993-0071	Trucking & Hauling	\$18,872.00	1.4%

Submitted by: Michael J. Brough  
Print Name

  
Signature

September 8, 2025  
Date

**\*\*\*Goals should be calculated based on the Base Bid only.\*\*\***



**CITY OF SOUTH BEND  
MINORITY AND WOMEN BUSINESS ENTERPRISE INCLUSION PROGRAM PLAN  
FORM WBE-1.0  
WBE UTILIZATION PLAN**

**This completed form should be supplied with Bids that pertain to City of South Bend Public Works Projects involving WBE participation. It is the bidder's sole responsibility to verify whether any listed woman-owned business meets the WBE qualifications.**

**\*\*\*Goals should be calculated based on the Base Bid only.\*\*\***

Project Number: 125-014 Project Name: Rabbi Shulman Apartment Demolition  
Bidder: Green Demolition Contractors, Inc. Total Bid Amount: \$1,348,000 WBE Goal: 4.7%  
Page        of       

Name & Address of WBE	Primary Contact Person (Name/Telephone)	Scope of Work to be Performed (Attach scope/schedule if you need additional space)	Dollar Amount of WBE Component	Percentage of Total Bid/Proposal
The San Corp 1112 E Summit St Crown Point, IN	Sandra Smith 219-299-6830	Trucking & Hauling	\$66,052.00	4.9%

Submitted by: Michael J. Brough  
Print Name

  
Signature

September 8, 2025  
Date

**\*\*\*Goals should be calculated based on the Base Bid only.\*\*\***



## BOARD OF PUBLIC WORKS AGENDA ITEM REVIEW REQUEST FORM

Date	<b><u>10/06/2025</u></b>		
Name	<b><u>Zach Hurst</u></b>	Department	<b><u>DPW</u></b>
BPW Date	<b><u>10/14/2025</u></b>	Phone Extension	3057

Review and Approval Required Prior to Submittal to Board

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"/>	_____	

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 checked="" type="checkbox"/> Bid Award	<input type="checkbox"/> Req. to Advertise
<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
		<input type="checkbox"/> Title Sheet

### Required Information

Company or Vendor Name	Green Demolition		
New Vendor	<input type="checkbox"/> Yes <input type="checkbox"/> If Yes, Approved by Purchasing		
	<input checked="" type="checkbox"/> No		
MBE/WBE Contractor	<input type="checkbox"/> MBE <input type="checkbox"/> WBE	Completed E-Verify Form Attached	<input type="checkbox"/> Yes <input type="checkbox"/> No
Project Name	Demolition of Rabbi Shulman Apartments		
Project Number	125-014		
Funding Source	River West DA TIF		
Account No.	PR-00042469		
Amount	\$1,348,000		
Terms of Contract	Lump Sum		
Purpose/Description	<u>Request to award bid to demolish the former Rabbi Shulman Apartments at 628 W. Western Avenue.</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:			