

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

December 9, 2025

Mr. Cash Canfield
American Structurepoint, Inc.
9025 River Road, Suite 200
Indianapolis, IN 46240
ccanfield@structurepoint.com

RE: Amendment No. 9 & 10 to Professional Services Agreement

Dear Mr. Canfield:

At its December 9, 2025 meeting, the Board of Public Works approved the above referenced amendments for the additional design services for the Madison Lifestyle District in the amount of \$426,816 and \$802,895 with a new revised total of \$2,343,321.

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

This is **EXHIBIT K**, consisting of 4 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated 02/13, 2024.

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 10

1. *Background Data:*

- a. Effective Date of Owner-Engineer Agreement: 02/13/2024
- b. Owner: Board of Public Works, City of South Bend, Indiana
- c. Engineer: American Structurepoint, Inc.
- d. Project: Madison Lifestyle District

2. *Description of Modifications:*

- a. Engineer shall perform or furnish the following Additional Services:

Perform Design Development (DD), provide Construction Documents (CD), Bidding & Permitting (B&P), and Construction Administration (CA) for the new parking garage at the Madison Lifestyle District development.

- b. ~~The Scope of Services currently authorized to be performed by Engineer in accordance with the Agreement and previous amendments, if any, is modified as follows:~~

- c. ~~The responsibilities of Owner are modified as follows:~~

- d. For the Additional Services or the modifications to services set forth above, Owner shall pay Engineer the following additional or modified compensation:

1) Design Development	\$245,995
2) Construction Documents	\$311,500
3) Bidding & Permitting	\$56,900
4) Construction Administration	\$174,000
5) Reimbursable Expenses	\$14,500
6) TOTAL	\$802,895

- e. The schedule for rendering services is modified as follows:

See attached.

- f. ~~Other portions of the Agreement (including previous amendments, if any) are modified as follows:~~

5. Agreement Summary (Reference only)

a. Original Agreement amount:	<u>\$329,040</u>
b. Net change for prior amendments:	<u>\$1,211,386</u>
c. This amendment amount:	<u>\$802,895</u>
d. Adjusted Agreement amount:	<u>\$2,343,321</u>

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

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 12/09/2025.

OWNER:

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS



Elizabeth A. Maradik, President



Gary A. Gilot, Member



Murray L. Miller, Member



Joseph R. Molnar, Vice President



Breana Micou, Member




Attest: Hillary R. Horvath, Clerk

Date: December 9, 2025

ENGINEER:

DocuSigned by:



F19A20CCE23A42D...

By: Cash E. Canfield

Title: President

Date Signed: 11/20/2025



AMERICAN
STRUCTUREPOINT
INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

November 19, 2025

Mr. Zach Hurst
Senior Project Engineer
City of South Bend
227 West Jefferson Boulevard
South Bend, Indiana 46601

Re: Amendment No. 10, Madison Lifestyle District

Dear Mr. Hurst:

American Structurepoint, Inc., is pleased to provide the professional architectural and engineering design services for the parking structure and podium for the Madison Lifestyle District. The proposed scope of services to be provided is summarized below.

Scope of Services

This proposal summarizes the remaining architectural and engineering design fees required to complete the new 600+ space parking structure with concrete podium and five-story wood-framed residential wrap being coordinated with GLC/CRG and Studio M.

Conceptual Layout and Schematic Design have already been approved and completed.

This proposal provides the Design Development, Construction Documents, Bidding and Permitting, and Construction Administration phases for client review and approval.

AIA Design Phases & Proposed Fees

Phase	Proposed Fee
<i>Conceptual Layout (Concept)</i>	<i>\$27,000 (Completed)</i>
<i>Schematic Design (SD)</i>	<i>\$179,470 (Completed)</i>
October 2025	\$206,470

Mr. Zach Hurst
November 19, 2025
Page 2

Design Development (DD)	\$245,995 (12 weeks) – November 2025 – February 2026
Construction Documents (CD)	\$311,500 (16 weeks) – March – June 2026
Bidding & Permitting (B&P) <i>Includes Demolition & Mass Grading Plans</i>	\$56,900 (±12 weeks) – Early Civil/Site Permitting in February/March 2026 with balance of work in July/Aug. for Garage.
Construction Administration (CA)	\$174,000 (±12 months)
<u>Reimbursable Expenses Allowance</u>	<u>\$14,500</u>
Total Proposed Remaining Fee	\$802,895

Design Approach

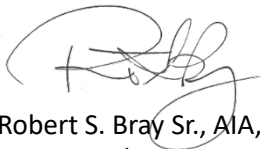
American Structurepoint will deliver an integrated, highly coordinated design process across all disciplines, including Architecture, Structural Engineering, Mechanical/Electrical/Plumbing & Fire Protection, Civil/Site Engineering, and Parking Functionality Consulting. Coordination with the City of South Bend and development stakeholders remains central to ensuring an efficient podium structure, optimized parking flow, and seamless interface with the residential wrap.

Next Steps

Upon approval of the proposed Design Development, Construction Documents, Bidding and Permitting, and Construction Administration fees, our team will prepare the final execution documents and begin immediately advancing Design Development efforts.

Zach, we look forward to working with the City on this important project. Should the proposed scope and fee meet your approval, please send us a modification to our existing agreement for review and execution. We will consider receipt of a fully executed agreement our notice to proceed. If you have any questions, please do not hesitate to contact us at (317) 547-5580

Very truly yours,
American Structurepoint, Inc.



Robert S. Bray Sr., AIA, NCARB, LEED AP BD+C
Corporate/Commercial Practice Leader



Cash E. Canfield, PE
President

RSB/CEC:mmma

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

Date	<u>12/01/2025</u>	Department	<u>DPW</u>
Name	<u>Zach Hurst</u>	Phone Extension	<u>3057</u>
BPW Date	<u>12/09/2025</u>		

Review and Approval Required Prior to Submittal to Board

Diversity Compliance and Inclusion Officer	<input type="checkbox"/>	Officer Name	<u> </u>
BPW Attorney	<input type="checkbox"/>	Attorney Name	<u> </u>
Dept. Attorney	<input type="checkbox"/>	Attorney Name	<u> </u>
Purchasing	<input type="checkbox"/>		<u> </u>

Check the Appropriate Item Type – Required for All Submissions

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

Required Information

Company or Vendor Name	American Structurepoint
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 <input type="checkbox"/> Completed E-Verify Form Attached <input type="checkbox"/> Yes <input type="checkbox"/> No
Project Name	Madison Lifestyle District
Project Number	123-074
Funding Source	River West DA TIF
Account No.	PO-0029313
Amount	This Change: \$802,895; Revised Amount: \$2,343,321
Terms of Contract	
Purpose/Description	<u>Amendment #10 adds in Design Development, Construction Documents, and Construction Administration for the Madison Lifestyle District development.</u>

For Change Orders Only

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