

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. Mitch Hannum
C.H. Garmong & Son, Inc.
5988 N. Michigan Rd.
Indianapolis, IN 46228
mihannum@garmong.net

RE: Project Completion Affidavit – MLK Dream Center – Project No. 121-066

Dear Mr. Hannum:

At its December 9, 2025 meeting, the Board of Public Works approved the Project Completion Affidavit for this project in the amount of \$25,221,303.74.

A copy of the Project Completion Affidavit is enclosed 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

**CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS
PROJECT COMPLETION AFFIDAVIT**



PROJECT NAME	<u>MLK Dream Center</u>		
PROJECT NO	<u>121-066</u>	FINAL COST	<u>\$25,221,303.74</u>
CONTRACT SIGNED	<u>10/24/2023</u>	MAINTENANCE AGREEMENT ENDS	<u></u>
PROJECT DESCRIPTION	<u>New Community Center and Campus in MLK Park in South Bend.</u>		

WITNESSETH:

The work under the above contract between the City of South Bend and the undersigned contractor having been completed, the City of South Bend, its officials and agents are hereby released from all claims and demands whatsoever arising under or by such contract, and that the contractor performed the work within the scope of the Specifications and Standards of the City of South Bend which were a part of the above Contract.

Executed this 19th day of November, 2025.

Jake Wagle
Digitally signed by Jake Wagle
DN: cn=US, E=jwagle@garmong.net,
cn=Jake Wagle
Date: 2025.11.19 08:36:06 -0500

Signature
Jake Wagle, VP of Operations, Indiana

Printed Name

Garmong Construction

Company Name
3050 Poplar Street

Company Address
Terre Haute, IN 47803

City, State, Zip

WITNESSETH:

Before me, the undersigned Notary Public in and for said country and state, personally appeared Jake Wagle, and acknowledged his/her signature to the above Project Completion Affidavit on

the 19th day of November, 2025.

[Signature]

Notary Signature
Rhydonna Hyden

Printed Name
My Commission Expires 03/14/29

County of Residence Marion

If the Contractor is a corporation, the following certificate will be executed.

I, Chris Aimone, certify that I am ~~Secretary~~ ^{CFO} of the Corporation executing this release; that Jake Wagle who signed this release on behalf of the contractor was then VP of Operations, Indiana of said Corporation; that said release was duly signed for and on behalf of said Corporation by Authority of its governing body, and is within the scope of corporate powers:

CFO [Signature]

~~Secretary's~~ Signature
Chris Aimone

Printed Name



DEPARTMENT OF PUBLIC WORKS APPROVAL

This project is acceptable for final approval and we recommend to the Board of Public Works that it be ordained so.

Kyle Ludlow

Construction Manager
Date: 11/21/2025

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

[Signature]

Elizabeth A. Maradik, President

[Signature]

Gary A. Gilot, Member

[Signature]

Murray L. Miller, Member

[Signature]

Joseph R. Molnar, Vice President

[Signature]

Breana Micou, Member

[Signature]

Attest: Hillary R. Horvath, Clerk

Date: December 9, 2025

FINAL WAIVER OF LIEN

Jake Wagle being duly sworn that he/she is the VP of Operations, Indiana
(Name of Officer) (Title)

of Garmong Construction having contracted with The City of South Bend
(Contractor/Supplier) (Owner)

to furnish certain materials and/or labor as follows: MLK Dream Center Community Center and Campus
(Description)

for a project known as MLK Dream Center
(Name of Project)

located at 1522 Linden Avenue, South Bend, IN 46617

and owned by The City of South Bend
(Owner)

and does hereby further state on the behalf of the aforementioned Contractor/supplier:

FINAL WAIVER that the final balance due from the Owner is the sum of

Eleven Thousand and One Hundred Dollars (\$ 11,100.00)
(Amount Written Out)

- ☐ receipt of which is hereby acknowledged; or
☒ the payment of which has been promised as the sole consideration for this Affidavit and Final Waiver of Lien which shall become effective only upon receipt of such payment.

THEREFORE, the undersigned waives and releases unto the Owner of said premises, any and all liens or claims whatsoever on the above-described property and improvements thereon an account of labor or material or both, furnished by the undersigned thereto, subject to limitations or conditions expressed herein, if any; and further certified that no other party has any claim or right to a lien on account of any work performed or material furnished to the undersigned for said project, and within the scope of this Affidavit and Waiver of Lien.

Garmong Construction By Jake Wagle Date 11/17/25
(Firm) (Authorized Representative)

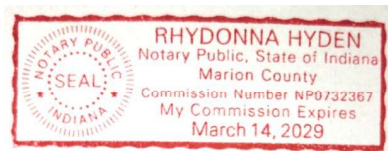
STATE OF Indiana)
) SS:
Marion COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Jake Wagle and acknowledged the execution of the foregoing Waiver of Lien.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the 17th day of November 20 25.

My Commission Expires: 03/14/29 Notary Public Signature [Signature]

Residing in Marion County Notary Public Name Rhydonna Hyden



BOARD OF PUBLIC WORKS AGENDA ITEM REVIEW REQUEST FORM

Date	<u>12/04/2025</u>	
Name	<u>Patrick Sherman</u>	Department <u>Public Works</u>
BPW Date	<u>12/09/2025</u>	Phone Extension <u>5601</u>

Review and Approval Required Prior to Submittal to Board

Diversity Compliance and Inclusion Officer	<input type="checkbox"/>	Officer Name	_____
BPW Attorney	<input checked="" type="checkbox"/>	Attorney Name	<u>Michael Schmidt</u>
Dept. Attorney	<input type="checkbox"/>	Attorney Name	_____
Purchasing	<input checked="" type="checkbox"/>	<u>Mickey Lovy</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 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"/> 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 checked="" 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

☐ Title Sheet

Required Information

Company or Vendor Name	C. H. Garmong & Son, Inc.		
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	MLK Dream Center		
Project Number	PROJ00000298		
Funding Source	PO-0027136		
Account No.	Multiple		
Amount	\$25,221,303.74		
Terms of Contract	AIA A133		
Purpose/Description	Project Completion Affidavit for the MLK Dream Center.		

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:		0 Days	
New Completion Date:			