



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

March 10, 2026

Mr. Michael J. Brough
Green Demolition Contractors, Inc.
315 Brighton Street
LaPorte, IN 46350
mike@greendemolitioninc.com; ray@greendemolitioninc.com

RE: Award Bid – Demolition of 921 Louise Street (Qualex Building) – Project No. 125-043A

Dear Mr. Brough:

At its March 24, 2026 meeting, the Board of Public Works awarded the above referenced bid to you in the amount of \$365,000. Enclosed please find a signed Bid/Proposal form.

Please forward the following documents **in one submittal by April 14, 2026** to my attention for Board of Public Works approval at 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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

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

This Agreement is made and entered into this 24th Day of March, 2026, 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>125-043A</u>
<u>DESCRIPTION:</u>	<u>DEMOLITION OF 921 LOUISE STREET (QUALEX BUILDING)</u>
<u>COMPLETION DATE:</u>	<u>SEE SPECIFICATIONS</u>
<u>AMOUNT:</u>	<u>\$365,000</u>
<u>FUNDING:</u>	<u>RIVER EAST TIF</u>

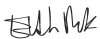
The unit prices for this improvement were those prices as received and accepted by the Board on the 24th Day of March, 2026.

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

Printed Name



Murray L. Miller, Member



Breana N. Micou, Member

Signature



Abigail E. Magas, Member



Attest: Candy Bermudez, Acting Clerk

Date: March 24, 2026



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

March 24, 2026

Ms. Rachelle Dolniak
Ritschard Bros., Inc.
1204 W. Sample Street
South Bend, IN 46619
Rit1204@datacruz.com

RE: Bid Award – Demolition of 921 Louise Street (Qualex Building) – Project
No. 125-043

Dear Ms. Dolniak:

At its March 24, 2026, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$365,000.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

March 24, 2026

Mr. James Bracken
K.L.F ENTERPRISES
2300 W. 167th St.
Markham, IL 60428
serfioe@klfent.com

RE: Bid Award – Demolition of 921 Louise Street (Qualex Building) – Project
No. 125-043

Dear Mr. Bracken:

At its March 24, 2026, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$365,000.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

March 24, 2026

Mr. Mark Osler
Indiana Earth, Inc.
10343 McKinley Hwy.
Osceola, IN 46561
estimatorindianaearth@yahoo.com

RE: Bid Award – Demolition of 921 Louise Street (Qualex Building) – Project
No. 125-043

Dear Mr. Osler:

At its March 24, 2026, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$365,000.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

March 24, 2026

Mr. Michael Mahn
Veit & Company, Inc.
14000 Veit Place
Rogers, MN 55374
kyle.bares@veitusa.com

RE: Bid Award – Demolition of 921 Louise Street (Qualex Building) – Project
No. 125-043

Dear Mr. Mahn:

At its March 24, 2026, meeting, the Board of Public Works awarded the above referenced bid to Green Demolition Contractors, Inc. in the amount of \$365,000.

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

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

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

Project Name Demolition of 921 Louise Street

Project No. 125-043A

For Bids Due Tuesday, March 10, 2026 @ 9:00 A.M. (E.D.T.)

PART I

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

Date: March 9, 2026 **Bidder (Firm):** Green Demolition Contractors, Inc.

Address: 315 Brighton Street

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

Agent of Bidder (if Applicable): _____

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

Demolition of 921 Louise Street (Qualex Building)

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

City of South Bend, Engineering Division

and dated 02/20/2026 for the sum of (enter the Total Bid as shown on the Proposal)

Three Hundred Sixty Five Thousand and 00/100

(\$365,000.00

(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 _____

Michael J. Brough

(Printed Name of Person Signing)

ACCEPTANCE

The above bid is accepted this _____ day of _____ 20 _____

Subject to the following conditions: _____

BOARD CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik

Elizabeth A. Maradik, President

Murray L. Miller

Murray L. Miller, Member

Abigail E. Magas, P.E.

Abigail E. Magas, Member

Joseph R. Molnar

Joseph R. Molnar, Vice President

Breana N. Micou

Breana N. Micou, Member

Candy Bermudez

Attest: Candy Bermudez, Acting Clerk

Date: March 24, 2026



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. 125-043A
Demolition of 921 Louise Street (Qualex Building)

DATE: 03/13/2026

On March 10, 2026, the Board of Public Works opened and read bids for the above project.

The scope of work is demolition of the former industrial building located at the intersection of Louise Street and Mishawaka Avenue in the Market District. The project is being undertaken through Indiana's Unsafe Building Law, with an affirmed court order for demolition. The building is in a severe state of disrepair, with a portion of the building having collapsed, along with other collapsed roof sections.

Five bids were received:

Contractor:	TOTAL:
Green Demolition	\$365,000
Ritschard Brothers	\$542,486
KLF Enterprises	\$624,000
Indiana Earth	\$715,000
Veit & Co.	\$798,000

The low bid from Green Demolition is complete and responsive. Green Demolition is pre-qualified as a Responsible Bidder and is able to meet both the MWBE goals for the project. Their bid is within budget.

I recommend award of the bid for **Demolition of 921 Louise Street** to *Green Demolition*, in the amount of \$365,000. Funding is available through the River East TIF Development Area by way of a 03/12/2026 budget request approved by the Redevelopment Commission.



**BID/PROPOSAL
CITY OF SOUTH BEND**

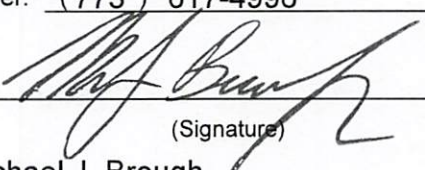
Project Name: Demolition of 921 Louise Street
Project Number: 125-043A
For Bids Due: Tuesday, March 10, 2026 @ 9:00 A.M. (E.D.T.)
Contractor Name: Green Demolition Contractors, Inc.

BASE BID

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Lump Sum price to complete asbestos abatement, building demolition, backfill, grading and seeding as intended by these Specifications	1	LSUM	290,000	290,000
2	Environmental Allowance	1	LSUM	\$75,000	\$75,000

BASE BID TOTAL 365,000.00

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

(Printed Name of Person Signing)



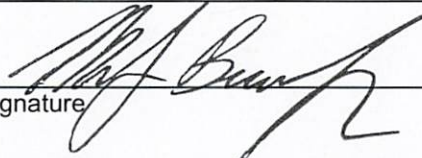
**CITY OF SOUTH BEND
 MINORITY AND WOMEN BUSINESS ENTERPRISE INCLUSION PROGRAM PLAN
 FORM MBE-1.0
 MBE UTILIZATION PLAN**

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: 125-043A Project Name: Demolition of 921 Louise Street
 Bidder: Green Demolition Contractors, Inc. Base Bid Amount: \$365,000 MBE Goal: 1.28%
 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	\$5,000	1.4%

Submitted by: Michael J. Brough  March 9, 2026
 Print Name Signature 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: 125-043A Project Name: Demolition of 921 Louise Street
 Bidder: Green Demolition Contractors, Inc. Base Bid Amount: 365,000 WBE Goal: 4.60%
 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 Corporation 1112 E Summit Street Crown Point, IN	Sandra Smith 219-299-6830	Trucking & Hauling	17,000.00	4.7%

Submitted by: Michael J. Brough
 Print Name

Michael J. Brough
 Signature

March 9, 2026
 Date

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

