



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

April 14, 2026

Mr. William Browne, Jr.
Ratio Architects, LLC
101 South Pennsylvania St.
Indianapolis, IN 46204
wbrowne@ratiodesign.com

RE: Amendment No. 1 to Professional Services Agreement

Dear Mr. Browne:

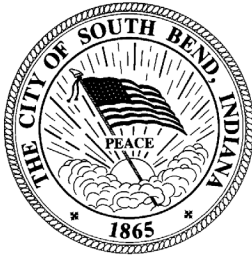
At its April 14, 2026 meeting, the Board of Public Works approved the above referenced amendment for design services for the Main St. Parking Garage and Podium, Project No. 125-065 in the amount of \$1,325,000.

Enclosed please find a copy of the amendment for your records.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



INTER-OFFICE MEMORANDUM

DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING

TO: Hillary Horvath, Clerk
Board of Public Works

FROM: Patrick Sherman

SUBJECT: Ratio Architecture: Main St Parking Garage Amendment

DATE: April 14th, 2026

On October 14th, 2025, the Board of Public Works approved a PSA for Ratio Architecture for the development of conceptual plans for the Main St Housing Parking Garage and Podium project.

Ratio has concluded that conceptual work with the City and is now ready to move into design development. This amendment would authorize Ratio to continue through the full design process, including preparation of construction documents for bidding. The Department of Public Works will partner closely with the architect and consultant team, DCI, and their chosen developer.

Engineering recommends award of the amendment for **\$1,325,000.00** for Ratio Architecture. This brings the entire agreement to \$1,470,000.00.

This is **EXHIBIT K**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated Oct. 14, 2025.

AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 1

1. *Background Data:*

- a. Effective Date of Owner-Engineer Agreement: _____
- b. Owner: Board of Public Works, City of South Bend, Indiana
- c. Architect: RATIO Architects, LLC
- d. Project: Main Street Housing & Parking Garage “Project”

2. *Description of Modifications:*

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

ADDITIONAL PROJECT SCOPE:

Item 1: Provide Preliminary Design Phase (Design Development) and Final Design Phase (Construction Documents) of the approved Concept Design Phase Scope of work and as identified in the Feb. 27, 2026 RATIO design services proposal.

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

Preliminary and Final Design Phase Adjusted Amount of: \$1,325,000.00

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

Concept Design Phase is now completed.

3. *Agreement Summary (Reference only)*

a. Original Agreement amount (Concept Design Phase):	\$ <u>145,000.00</u>
b. Net change for prior amendments:	\$ <u>(+) 0.00</u>
c. This amendment amount:	\$ <u>(+) 1,325,000.00</u>
d. Adjusted Agreement amount:	\$ <u>1,470,000.00</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 04/14/2026.

OWNER:

**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: April 14, 2026

ARCHITECT:



By: William A. Browne, Jr. FAIA

Title: Principal/CEO

Date Signed: March 24, 2026

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

Date: 04/09/2026
 Name: **Patrick Sherman** Department of Public Works – Engineering Division
 BPW Date: 04/14/2026 Phone Extension: 5601

Required Prior to Submittal to Board

BPW Attorney	<input checked="" type="checkbox"/>	Attorney Name	
Dept. Attorney	<input type="checkbox"/>	Attorney Name	<u>Michael Schmidt</u>
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 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. _____	<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

Required Information

Company or Vendor Name	<u>Ratio Architects, LLC</u>
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 <u>Completed E-Verify Form Attached</u> <input type="checkbox"/> Yes <input type="checkbox"/> No
Project Name	<u>Main St Housing Garage and Podium</u>
Project Number	<u>125-065</u>
Funding Source	<u>PROJ00000662</u>
Account No.	<u>PO-0040559</u>
Amount	<u>\$1,325,000.00</u>
Terms of Contract	<u>EJCDC Amendment</u>
Special Contract Provisions	<u>N/A</u>
Purpose/Description	<u>Design services through construction documents for the Main St Parking Garage and Podium.</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:		_____