



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

May 26, 2026

Mr. Jason Yoder
R. Yoder Construction, Inc.
27453 CR 150
Nappanee, IN 46550
shelly@ryoderconstruction.com

RE: Change Order No. 1 – Byer’s Softball Complex 2024 Renovation – Project No.
123-072

Dear Mr. Yoder:

At its May 26, 2026 meeting, the Board of Public Works approved the above referenced Change Order be increased by \$71,712.64, bringing the revised contract amount to \$2,643,763.64.

Enclosed is a copy of the Change Order for your records.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

**CITY OF SOUTH BEND, INDIANA
DEPARTMENT OF PUBLIC WORKS
PROJECT CHANGE ORDER**




DATE: 5/15/2026
PROJECT NO: 123-072
PROJECT NAME: Byer's Softball Complex Renovation
CONTRACT DATE: 2/25/2025
CHANGE ORDER NO: 1
SUBJECT OF CHANGE ORDER: See Change Order 1 Breakdown

The original contract sum		\$	<u>2,572,051.00</u>
Net change by previously authorized change orders		\$	<u>0.00</u>
The contract sum prior to this change order		\$	<u>2,572,051.00</u>
By this Change Order, the project amount is	<input checked="" type="checkbox"/> Increased <input type="checkbox"/> Decreased	\$	<u>71,712.64</u>
The new contract sum including this change order		\$	<u>2,643,763.64</u>
This Change Order represents a total change of			<u>2.79 %</u>
Total change for entire project			<u>2.79 %</u>

Original contracted completion date/time 9/30/2025
 Extension of date/time by previous change orders 0 days
 Date/time extension by this change order 0 days
 New completion date/time 9/30/2025

CONTRACTOR


 Contractor Signature

Brad Yoder, VP
 Printed Name and Title

R. Yoder
 Company Name


27453 CR 150
 Address


Nappanee, IN 46550
 City, State, Zip


RECOMMENDED FOR



CONSTRUCTION MANAGER


CITY OF SOUTH BEND, INDIANA
 BOARD OF PUBLIC WORKS



 Elizabeth A. Maradik, President


 Murray L. Miller, Member

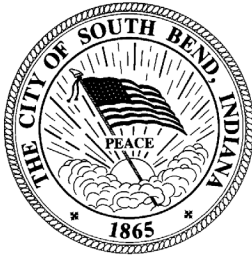

 Abigail E. Magas, Member


 Joseph R. Molnar, Vice President


 Breana N. Micou, Member


 Attest: Hillary R. Horvath, Clerk

Date: May 26, 2026



INTER-OFFICE MEMORANDUM

DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING

TO: Hillary Horvath, Clerk
Board of Public Works

FROM: Patrick Sherman: Director of Project Management

SUBJECT: Byers Softball Complex Renovation: Change Order #1

DATE: May 26th, 2026

Greetings,

The documents herein detail the costs associated with Change Order #1 for the Byers Softball Complex Renovation project. See the attached breakdown. This includes a variety of costs associated with the project including some owner additions, some necessary design changes, and a variety of cost savings measures that were undertaken. Many of the additions were due to unforeseen conditions. The largest addition by the owner was the repaving of the parking lot as it was found to be in poor condition and the cost is within the total project budget.

This change order is within the contingency available for the project.

Thank you and please let me know if you have any questions.

Patrick Sherman

City of South Bend Project No. 123-072		Change Order #1		5/15/2026	
Byer's Softball Complex Renovation					
Line Item	Qty	Unit	Price	Total	Notes
Additional Trench Drain Replacements	1	LS	\$4,500.00	\$4,500.00	Owner Add
Mill and Repave Parking Lot and Dogwood Drive	1	LS	\$141,007.25	\$141,007.25	Owner Add
Reroute Underground Pipes at Shade Structures	2	EA	\$1,500.00	\$3,000.00	Unforeseen
Additional Fencing Required between Gates and Field Fence (5')	2	EA	\$799.25	\$1,598.50	Consultant Error
Erosion Control for Mayflower Ditch Area	1	LS	\$1,512.45	\$1,512.45	Unforeseen
Crack Sealing and Repair	-8500	SY	\$4.90	(\$41,650.00)	Opted for Milling and repaving
Sheet Sign, On Deck Batter	-8	EA	\$362.00	(\$2,896.00)	Opted Out.
Bullpens (Batting Cages)	-3	EA	\$26,250.00	(\$65,537.50)	Opted Out. Includes restocking fee and restoration fee
Gravel Base for Batting Cages	-4	EA	\$8,750.00	(\$35,000.00)	Opted Out.
Revisions to Splashpad Sanitary	1	LS	(\$5,135.00)	(\$5,135.00)	Unforeseen.
Overrun on Meterpit	1	LS	\$43,620.00	\$43,620.00	Unforeseen.
Change Splashpad Piping to 3"	1	LS	\$5,390.00	\$5,390.00	Unforeseen.
Change Splashpad Piping to 4"	1	LS	\$3,395.00	\$3,395.00	Unforeseen.
Current Underruns	1	LS	(\$5,699.06)	(\$5,699.06)	Unforeseen.
Current Overruns	1	LS	\$182.00	\$182.00	Unforeseen.
Replacement Bollard	1	EA	\$1,500.00	\$1,500.00	Unforeseen. Damaged by Public.
Additional Sod Around Splashpad and Eastern edge of Parking Lot	230	SY	\$11.50	\$2,645.00	Owner Add
Concrete Drive for Northern Entrance	1	LS	\$23,100.00	\$23,100.00	Owner Add
Credit for Pavement and Concrete tests	-1	LS	\$3,820.00	(\$3,820.00)	Not Completed.
			CO Total =	\$71,712.64	

Contingency Tracking

Full Stair Replacement. Quote \$14,890.26	\$ 14,890.26
Increase CT depth to 30" from 25"	\$ 1,180.23
Overrun on Electrician Displays	\$ 7,664.00
Overrun on Facility Sign	\$ 3,819.70
Overrun on Strong Box	\$ 4,883.00
Credit for Light Bulb	\$ (134.85)
Overrun on Backflow Assembly	\$ 11,615.00
Concession Building Electrical Overruns	\$ 5,658.60
Two Additional Bike Racks	\$ 410.00

Total	\$ 49,985.94
Budget	\$ 50,000.00
Remaining	\$ 14.06

Line 46 Bullpens	
One Batting Cage Material only	\$ 22,250.00
Restocking Fee	\$ 11,812.50
Restoration Fee	\$ 5,400.00
	\$ 39,462.50

