

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



PROJECT NAME: South Bend Leighton Building: Second Floor Slab Infill
PROJECT NO. 125-055E
QUOTES DUE 14th of July 2026. 9:00 AM (EDT) via email to
bpwbids@southbendin.gov

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

Date: 7/14/2026 Firm: Ancon Construction
Address: 2121 W Wilden Ave
City/State/Zip: Goshen, IN 46528 Telephone Number: (574) 971-1015
Email Address: Glen@anconconstruction.com
Agent of Bidder (if Applicable): Glen Kauffmann
Pursuant to notices given, the undersigned offers to furnish labor and/or material necessary to complete the public works project of:

Leighton Building 2nd Floor Slab Infill

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

The City of South Bend, Department of Public Works

and dated 06/19/2026 for the sum of (enter the Total Quote as shown on the Proposal)

Twenty-Six thousand eight hundred fifty

(\$ 26,850.00)

(Enter Sum of Total Quote plus Alternates shown on Proposal)

(Numerical)

If alternative quotes 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 quote is to be awarded on a unit basis, the itemization of the units shall be shown on a separate attachment.

By

(Signature)

Glen Kauffmann

(Printed Name of Person Signing)

ACCEPTANCE

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

Subject to the following conditions: _____

BOARD OF PUBLIC WORKS

President

Members

When the prospective Contractor is unable to certify to any of the statements below, it shall attach an explanation to this Affidavit.

**CONTRACTOR'S NON-COLLUSION AND NON-DEBARMENT AFFIDAVIT,
CERTIFICATION REGARDING INVESTMENT WITH IRAN, EMPLOYMENT ELIGIBILITY
VERIFICATION, NON-DISCRIMINATION COMMITMENT AND CERTIFICATION OF USE
OF UNITED STATES STEEL PRODUCTS OR FOUNDRY PRODUCTS**

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

STATE OF IN)
) SS:
Elkhart COUNTY)

The undersigned Contractor, being duly sworn upon his/her/its oath, affirms under the penalties of perjury that:

1. Contractor has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding. Contractor further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee, gift, commission or thing of value on account of such sale; and

2. Contractor certifies by submission of this proposal that neither contractor nor any of its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency; and

3. Contractor has not, nor has any successor to, nor an affiliate of, Contractor, engaged in investment activities in Iran.

a. For purposes of this Certification, "Iran" means the government of Iran and any agency or instrumentality of Iran, or as otherwise defined at Ind. Code § 5-22-16.5-5, as amended from time-to-time.

b. As provided by Ind. Code § 5-22-16.5-8, as amended from time-to-time, a Contractor is engaged in investment activities in Iran if either:

i. Contractor, its successor or its affiliate, provides goods or services of twenty million dollars (\$20,000,000) or more in value in the energy sector of Iran; or

ii. Contractor, its successor or its affiliate, is a financial institution that extends twenty million dollars (\$20,000,000) or more in credit to another person for forty-five (45) days or more, if that person will (i) use the credit to provides goods and services in the energy sector in Iran; and (ii) at the time the financial institution extends credit, is a person identified on list published by the Indiana Department of Administration.

4. Contractor does not knowingly employ or contract with an unauthorized alien, nor retain any employee or contract with a person that the Contractor subsequently learns is an unauthorized

alien. Contractor agrees that he/she/it shall enroll in and verify the work eligibility status of all of Contractor's newly hired employees through the E-Verify Program as defined by I.C. 22-5-1.7-3. Contractor's documentation of enrollment and participation in the E-Verify Program is included and attached as part of this bid/quote; and

5. Contractor shall require his/her/its subcontractors performing work under this public contract to certify that the subcontractors do not knowingly employ or contract with an unauthorized alien, nor retain any employee or contract with a person that the subcontractor subsequently learns is an unauthorized alien, and that the subcontractor has enrolled in and is participating in the E-Verify Program. The Contractor agrees to maintain this certification throughout the term of the contract with the City of South Bend, and understands that the City may terminate the contract for default if the Contractor fails to cure a breach of this provision no later than thirty (30) days after being notified by the City.

6. Persons, firms, partnerships, corporations, associations, or joint venturers awarded a contract by the City of South Bend through its agencies, boards, or commissions shall not discriminate against any employee or applicant for employment in the performance of a City contract with respect to hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment because of race, sex, religion, color, national origin, ancestry, age, gender expression, gender identity, sexual orientation or disability that does not affect that person's ability to perform the work.

In awarding contracts for the purchase of work, labor, services, supplies, equipment, materials, or any combination of the foregoing including, but not limited to, public works contracts awarded under public bidding laws or other contracts in which public bids are not required by law, the City, its agencies, boards, or commissions will consider the Contractor's good faith efforts to obtain participation by those subcontractors certified by the State of Indiana as a Minority Business ("MBE") or as a Women's Business Enterprise ("WBE") as a factor in determining the lowest, responsible, responsive bidder.

Contractors seeking the award of a City contract cannot be required to award a subcontract to an MWBE; however, they may not unlawfully discriminate against said MBE/WBE. A finding of noncompliance or a discriminatory practice shall prohibit that Contractor from being awarded a City contract for a period of one (1) year from the date of such determination, and such determination may also be grounds for terminating the contract to which the discriminatory practice or noncompliance pertains.

7. The undersigned Contractor agrees that the following nondiscrimination commitment shall be made a part of any contract which it may henceforth enter into with the City of South Bend, Indiana or any of its agencies, boards or commissions.

Contractor agrees not to discriminate against or intimidate any employee or applicant for employment in the performance of this contract with privileges of employment, or any matter directly or indirectly related to employment, because of race, religion, color, sex, gender expression, gender identity, sexual orientation, handicap, national origin or ancestry. Breach of this provision may be regarded as material breach of contract.

I, the undersigned bidder or agent as contractor on a public works project, understand my statutory obligations to the use of steel products or foundry products made in the United States (I.C. 5-16-8-1). I hereby certify that I and all subcontractors employed by me for this project will use steel

products or foundry products made in the United States on this project if awarded. I understand I have an affirmative duty to notify the City in my bid that my proposal does not include the use of steel products or foundry products made in the United States. I understand it is my sole obligation and responsibility to provide a justification to the City, subject to review and approval, why the cost of United States made steel or foundry products is unreasonable. Prior to award and upon submission of bid which does not use steel products or foundry products made in the United States, the City, through its director of public works, shall make a determination if the price of United States made steel or foundry is unreasonable. I understand that violations hereunder may result in forfeiture of contractual payments.

I hereby affirm under the penalties of perjury that the facts and information contained in the foregoing bid for public works are true and correct.

Dated this 14th day of July, 2026

Ancon Construction

Contractor/Bidder (Firm)

[Signature]

Signature of Contractor/Bidder or Its Agent

Glen Kauffmann, Project Manager

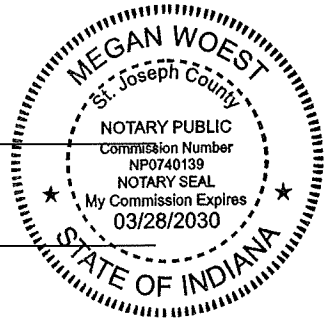
Printed Name and Title

Subscribed and sworn to before me this 14 day of July, 2026

My Commission Expires March 28, 2030

Megan Woest
Notary Public

County of Residence St. Joseph





QUOTE/PROPOSAL CITY OF SOUTH BEND

PROJECT NAME South Bend Leighton Building: Second Floor Slab Infill

PROJECT NO. 125-055E

14th of July 2026. 9:00 AM (EDT) via email to

QUOTES DUE bpwbids@southbendin.gov

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Second Floor Slab Infill	1	LSUM		\$ 26,850.00
Total Amount of Quote					\$ 26,850.00

Firm: Ancon Construction

Address: 2121 W Wilden Ave.

City/State/Zip: Goshen, IN 46528 Telephone Number: (574)971-1015

Fax Number: ()

By

(Signature)

Glen Kauffamnn

(Printed Name of Person Signing)

215 S. DR. MARTIN LUTHER
KING JR., BLVD, SUITE 400
SOUTH BEND, INDIANA 46601



PHONE 574/235-9251
FAX 574/235-9171
TDD 574/235-5567

CITY OF SOUTH BEND JAMES MUELLER, MAYOR

BOARD OF PUBLIC WORKS

Date: July 10, 2026
To: All Planholders
From: Lidya Abreha, Project Engineer
Subject: Addendum Number: 1
Project Name: Leighton Second Floor Slab Infill
Project No.: 125-055E

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM

Date Received: 7/10/2026

This addendum is being forwarded to you for the above referenced project.

Please sign below and acknowledge receipt of this Addendum by faxing this sheet to the Board of Public Works at (574) 235-9171 within 48 hours of receipt. A copy MUST also be included with your bid package upon submittal.

THIS ADDENDUM MAY AFFECT YOUR BID.

Notes:

The attached documents are hereby added to the Specifications and Contract Documents and become a part of herein.

Company: Ancon Construction

Authorized Signature: 

Date: 7/14/2026

Leighton Second Floor Salb Infill
125-055E
Addendum No. 1

Date: July 10, 2026

To: All Planholders

From: Lidya Abreha, Project Engineer

You must acknowledge a receipt of this addendum by signing the first page and returning a copy with your bid.

The items in this addendum are to become part of the original documents as if included therein. Only the noted items are affected, and the remainder of the original contract document is to remain in its entirety.

This Addendum modifies the Contract Documents as follows:

PART 1 – Contractor’s Questions

1.01

1. Are there any costs for the Permit(s) from the City of South Bend?
A: The Building Department charges a fee for the permit. For additional information, please refer to the City of South Bend Building Permits website.
2. What is the Tentative Schedule to start & be completed? The document says that the GC is to create a schedule for the 1st (60) days of work.
A: Notice to proceed will be given soon after quote award (tentatively by end of July).
3. When is the 1st & 2nd Floor finishes being installed in case they need to be protected?
A: 2nd floor work is not happening soon, but we will need to coordinate with the ongoing 1st floor work.
4. Does the glass, metal handrailing, steel toe-kick, wood furring strips & steel plate post supports remain as there isn't a note or plan to remove these items.
A: The existing railing and associated components are to be removed in their entirety.
5. Does the remaining steel supports from the demoed stairs & anchors along with the adhesive remains need to be grinded smooth to the concrete beam?
A: We don't believe there is a need to.
6. Do the existing anchor holes get patched or remain as holes? What product is required if patching the holes?
A: Use a leveling or patching compound to fill the anchor holes from the guardrail.
7. Please confirm that the existing drywall, metal framing & bulkheads are to remain as existing? No additional work is required?
A: No additional work.
8. There is a metal slab edge along the East side of the opening approximately 4" wide, what is needed to be done with this?

A: Please Demo.

9. The North side of the opening has a 4" step with metal edge, carpet & tread protection that extends to the North exterior wall? Please let me know what (if anything) is required? It appears that (2) layers of drywall tuck under the metal edge with random adhesive of where drywall was removed.

A: As this appears to not be structural and the slab continues below, please remove.

10. The drywall & concrete beam conditions vary along the entire perimeter of the opening. There are several horizontal material faces, the concrete beam is not a flush surface. Are these required to be flush for the new finishes?

A: No

11. Please confirm if the concrete extension at the existing door needs to be ground off or just pour up to this edge?

A: Please remove this extension.

12. It's recommended to install a temporary wall with plastic at the 1st floor to prevent someone walking underneath when installing the new metal deck & concrete slab for safety. Ok.

13. Who is responsible for removing the 2nd Floor existing temporary metal stud wall & plastic?

A: It would be the contractor.

14. Where can a dumpster be placed? I see that there was one in the adjacent area of the Parking Garage near the 1st floor entrance into the space.

A: Yes. We can use the same space that was used previously.

15. Is there a designated area for parking of the subcontractors & unloading for vendor materials & equipment?

A: The lower-level parking garage can be available during the course of the project.

16. Where can the Sanitation Facility/Restroom be located for safety & accessibility to the project?

A: There are restrooms located on the 2nd floor that can be accessible as well as on the first floor.

17. Is there any Safety Orientation required (1-time or daily/weekly) for this project?

A: Not on our end. But if your organization has its own requirements, those would apply.

18. Please confirm that shop primer for the structural steel is acceptable since this is an interior application.

A: Confirmed, shop primer is acceptable.

19. What is the finish paint of the structural steel (if any)?

A: None.

20. Please confirm that the new concrete infill will have as a finish material as it isn't indicated & the Slab on Metal Deck Flatness Schedule mentions coordinating with the Finish Flooring Supplier for prep of the new concrete infill.

It is anticipated that the new floor will receive a finish on the second floor. At this time, there has not been a determination on final finish selection or the timing of installation.

21. Would we have any elevator access to reach this space?

A: The Northeast elevator is available and provides the most direct route to the work area. We also have a larger traction elevator located towards the middle of the building available if larger materials or equipment need to be transported to second floor. We ask that your crew install elevator protection to cover the interior walls and surfaces of the elevator during use to help prevent any damage.

This addendum consists of a total 3 pages

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Ancon Construction Co., Inc.
2121 West Wilden Avenue
Goshen, IN 46528

SURETY:

(Name, legal status and principal place of business)

The Cincinnati Insurance Company
P.O. Box 145496
Cincinnati, OH 45250-5496
Mailing Address for Notices
same as above

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

City of South Bend, Indiana - Board of Public Works
227 West Jefferson Boulevard
South Bend, IN 46601

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

South Bend Leighton Building: Second Floor Slab Infill Project No. 125-055E

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 14th day of July, 2026.

Megan Woest
(Witness)

Ancon Construction Co., Inc.

(Principal)

By: [Signature]

(Title)

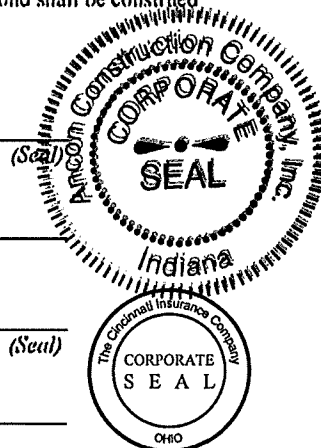
The Cincinnati Insurance Company

(Surety)

By: [Signature]

(Title) Tracie House, Attorney-in-Fact

(Witness) David J. Roth



THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint **Tracie House** its true and legal Attorney-in-Fact to sign and deliver on behalf of the Companies as Surety, at any place within the United States, the following surety bond:

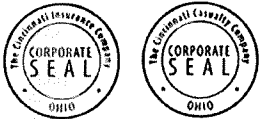
Surety Bond Number: Bid Bond
Principal: Ancon Construction Co., Inc.
Obligee: City of South Bend, Indiana - Board of Public Works

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.

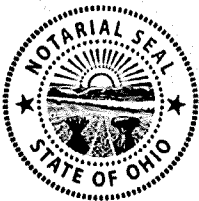


STATE OF OHIO)SS:
COUNTY OF BUTLER)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Ventre

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.

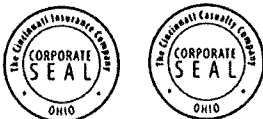


Keith Collett
Keith Collett, Attorney at Law
Notary Public - State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 14th day of July, 2026.



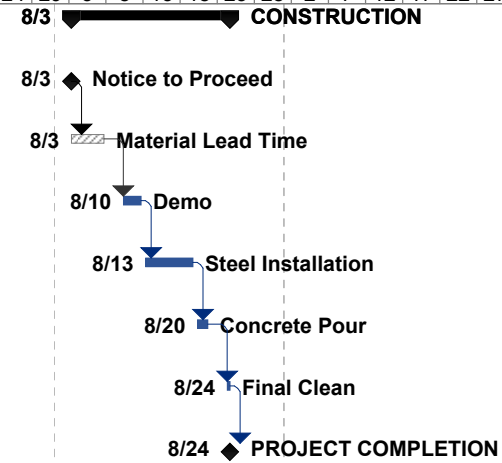
Ed H.

Leighton Building 2nd Floor Slab Infill

Preliminary Schedule

Updated: 7/14/2026

ID	Task Name	Duration	Start	Finish	August 2026														September 2026							October 2026						
					26	9	14	19	24	29	3	8	13	18	23	28	2	7	12	17	22	27	2	7	12	17	22	27				
1	CONSTRUCTION	16 days	Mon 8/3/26	Mon 8/24/26	8/3 CONSTRUCTION																											
2	Notice to Proceed	0 days	Mon 8/3/26	Mon 8/3/26	8/3 Notice to Proceed																											
3	Material Lead Time	5 days	Mon 8/3/26	Fri 8/7/26	8/3 Material Lead Time																											
4	Demo	3 days	Mon 8/10/26	Wed 8/12/26	8/10 Demo																											
5	Steel Installation	5 days	Thu 8/13/26	Wed 8/19/26	8/13 Steel Installation																											
6	Concrete Pour	2 days	Thu 8/20/26	Fri 8/21/26	8/20 Concrete Pour																											
7	Final Clean	1 day	Mon 8/24/26	Mon 8/24/26	8/24 Final Clean																											
8	PROJECT COMPLETION	0 days	Mon 8/24/26	Mon 8/24/26	8/24 PROJECT COMPLETION																											



Project Schedule Legend:

Ancon 
Concrete 
Pricing 

Subcontractor 
Design 
Owner 

Inspections 
Lead Time 

BOARD OF PUBLIC WORKS AGENDA ITEM REVIEW REQUEST FORM

Date 07/07/2026

Name **Lidya Abreha**

Department **Public**
Works

BPW Date **07/14/2026**

Phone Extension 5961

Required Prior to Submittal to Board

BPW Attorney ☒ Attorney Name **Michael Schmidt**

Dept. Attorney ☐ Attorney Name _____

Purchasing ☐ **Mickey Lovy**

Check the Appropriate Item Type – *Required for All Submissions*

☐ Professional Services Agreement	☐ Contract	☐ Proposal
☐ Open Market Contract	☐ Amendment/Addendum	☐ Special Purchase, QPA
☐ Bid Opening	☐ Bid Award	☐ Req. to Advertise
☒ Quote Opening	☐ Quote Award	☐ Reject Bids/Quotes
☐ Proposal Opening	☐ C/O & PCA No. _____	☐ PCA
☐ Chg. Order, No. _____	☐ Traffic Control	☐ Resolution
☐ Other: _____		☐ Ease./Encroach
		☐ Title Sheet

Required Information

Company or Vendor Name

New Vendor

☐ Yes ☐ If Yes, Approved by Purchasing☐ No

MBE/WBE Contractor

MBE

WBE

Completed E-Verify Form Attached

☐ Yes☐ No

Project Name

Leighton 2nd Floor Slab Infill

Project Number

125-055E

Funding Source

Building Improvements ; PR-48994

Account No.

TIF River West: 324-443001

Amount

Terms of Contract

Purpose/Description

For Change Orders Only

Amount of	☐	Increase	\$
	☐	Decrease	(\$)

Previous Amount \$ _____

	Increase	%
--	----------	---

Current Percent of Change: Decrease (%)

New Amount	\$	
------------	----	--

Increase	%
----------	---

Total Percent of Change: Decrease (%)

Time Extension Amount: _____

New Completion Date: _____