



HOWARD PARK BANDSHELL

SOUTH BEND, INDIANA



PROPOSAL FOR

Construction Manager as Constructor Services

Contacts

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Senior Project Manager

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302 Tyler St. La Porte, IN 46350

August 11, 2026

Board of Public Works
City of South Bend
217 S Dr. Martin Luther King Drive
South Bend, IN 46601

**RE: Proposal for Construction Manager as Constructor (CMc) Services
Howard Park Bandshell - Project No. 125-052**

Dear Members of the Evaluation Committee:

Larson-Danielson Construction Co., Inc. is pleased to submit our proposal to serve as Construction Manager as Constructor for the Howard Park Bandshell. Because this project builds upon an important City investment, we believe that our experience related to this project is unparalleled and gives us a unique advantage that positions Larson-Danielson as the ideal construction partner for this project.

- **Experience as the constructor of Howard Park.** Larson-Danielson served as the original general contractor for the construction of Howard Park, a successful project that has become one of the City's signature public spaces. That experience gives us firsthand familiarity with the park, its existing improvements, and its active public setting, along with a clear understanding of the quality and collaboration the City expects at this location.
- **Experience working with the City of South Bend.** Our work on Howard Park, the Four Winds Field Expansion and Renovations, the Raclin Murphy Encore Center, and the renovation of South Bend City Hall has built a strong record of successful coordination with City staff, designers, stakeholders, and the public. Those relationships and shared experience will allow our team to communicate openly, resolve issues efficiently, and begin this project with an established foundation of trust.
- **Experience with glulam construction.** Our recent glulam work on Alexander Chemical's new office building in La Porte gives our team practical experience with the coordination, procurement, fabrication, and erection efforts that shape a successful mass-timber project. We will apply that experience during preconstruction by engaging qualified manufacturers, fabricators, and erectors early; prequalifying the right trade partners; reviewing connection and erection details for constructability; and identifying bid packages and early-release decisions needed to protect the GMP and the anticipated March-to-November 2027 construction schedule.

Coupled with our commitment to quality and meaningful relationships, this experience gives Larson-Danielson a clear starting point for a productive and effective preconstruction process - one that helps the City make informed decisions, maintains a fair and competitive procurement strategy, and protects the project budget and schedule. We would be honored to return to Howard Park and join the team that delivers the next successful chapter of this important community destination. We appreciate your consideration, and welcome the opportunity to discuss our team and approach with the Evaluation Committee.

Sincerely,

LARSON-DANIELSON CONSTRUCTION CO., INC.



Nick Larson
Vice President

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FIRM BACKGROUND

WHO WE ARE

Larson-Danielson Construction Company, Inc. was established in 1908 by brothers Charles and Frank Larson, and Frank's brother-in-law, Emil Danielson. **Now in its fifth generation of leadership**, Larson-Danielson is recognized as one of Indiana's premier general contractors, with **annual construction volumes exceeding \$120 million** and a workforce of **more than 200 employees**. Over the past century, we have successfully delivered projects for hundreds of private sector owners across a wide range of industries and have grown into a vertically integrated construction company that offers comprehensive solutions tailored to our clients' demands.

While we remain deeply rooted in general contracting, Larson-Danielson has also emerged as a regional leader in Design/Build and Construction Management services. Our reputation as a trusted construction partner has been built on decades of excellence in construction management, pre-construction planning, and self-performed skilled trades across all sectors of commercial construction. This **legacy of performance and commitment** has earned the confidence of clients throughout Northwest Indiana, who continue to choose Larson-Danielson for the highest value and quality as a full-service construction partner.

OUR SERVICES

Our services cover every aspect of construction, including:

- **General Contracting:** We have the equipment, personnel, and know-how to complete your job with excellence
- **Design/Build:** Turn your vision into a reality with our uniquely qualified design/build capabilities
- **Construction Management:** We manage all aspects of your project to ensure that it exceeds your expectations
- **Facility Services:** Dedicated to your smaller projects
- **Pre-Construction:** We determine your project's feasibility and help you achieve the greatest return on your investment
- **Self-Performed Work:** We have a team of highly skilled tradespeople covering concrete, masonry, carpentry, excavation, and ironwork

HOW WE WORK

At Larson-Danielson, we blend **generations of expertise** with a hands-on approach to commercial construction. From planning to project management, our top management and accessible project managers ensure your needs are met efficiently and safely. We work with trusted subcontractors and suppliers, maintaining control over costs and timelines. Our dedicated professionals listen and deliver quality craftsmanship on even the most ambitious projects.



Original Larson-Danielson Office
La Porte, IN



Ancilla Domini Motherhouse
Donaldson, IN

FIRM BACKGROUND

OUR MISSION

Our mission is to **build quality projects that stand the test of time** while delivering exceptional value to our clients/communities. We provide full-service construction expertise - from early planning through final completion - with integrity, teamwork, and a commitment to excellence. Our success is built on strong relationships, competitive performance, and the dedication of skilled people who are respected, supported, and empowered to grow.

OUR CORE VALUES: WHAT WE COMMIT TO EVERY PROJECT

- **Safety:** We protect people above all else.
- **Relationships:** We build trust that lasts beyond the project.
- **Responsiveness:** We listen first and respond quickly.
- **Reliability:** We deliver on our word, every time.
- **Quality:** We build it right – no exceptions.
- **Leadership:** We lead with accountability and example.
- **Value:** We maximize performance without cutting corners.

BUSINESS STRUCTURE

Larson-Danielson Construction Company, Inc., an Indiana corporation, is led by the following principals/officers:

- Brian T. Larson, President
- Timothy F. Larson, Chairman of the Board
- Nicholas D. Larson, Vice President
- Jeff Jensen, Secretary/Treasurer
- Patrick S. Lockwood, Vice President
- David J. Merkel, Vice President

AWARDS

The following selection of recent industry awards earned by Larson-Danielson highlights our quality, leadership, and performance.



NWI / Michiana Business Magazine "Best Commercial Contractor" (2008 - 2026)



CAF 2025 Commercial Project of the Year - HealthLinc Medical Office Building



MACIAF Awards of Excellence 2025 - Graham Family Hall at the University of Notre Dame



Midwest RE News 2025 Best of the Best List - Top Midwest Construction Firms



IRMCA 2024 Outstanding Project of the Year - Ironworks Plaza & Mishawaka Riverwalk Extension



MACIAF Awards of Excellence 2024 - Beth & Lou Holtz Family Grand Reading Room



MACIAF Awards of Excellence 2023 - Morris Performing Arts Center Renovations



Construction Advancement Foundation 2023 Commercial Contractor of the Year



CAF 2023 Commercial Project of the Year - Northwest Health - La Porte MOB

TEAM

Larson-Danielson has selected a cohesive team of experienced professionals to manage and deliver the Howard Park Bandshell project efficiently and safely. Our dedicated staff, including project directors, managers, and superintendents, will work together to review documents, compile budgets, and assist in critical decision-making.

Project Director / Senior PM

Darin Meyer

provides executive oversight throughout the Howard Park Bandshell project, therefore, supporting the Project Manager

Project Manager

Jordan Andras

serves as your primary point of contact, and is responsible for all aspects of the project, including budget management, scheduling, subcontractor coordination, communication, and overall project execution from preconstruction through closeout

Estimator

Anthony Lara

leads preconstruction services by preparing detailed cost estimates, evaluating subcontractor bids, identifying value engineering opportunities, and providing ongoing budget support to the Project Manager

Superintendent

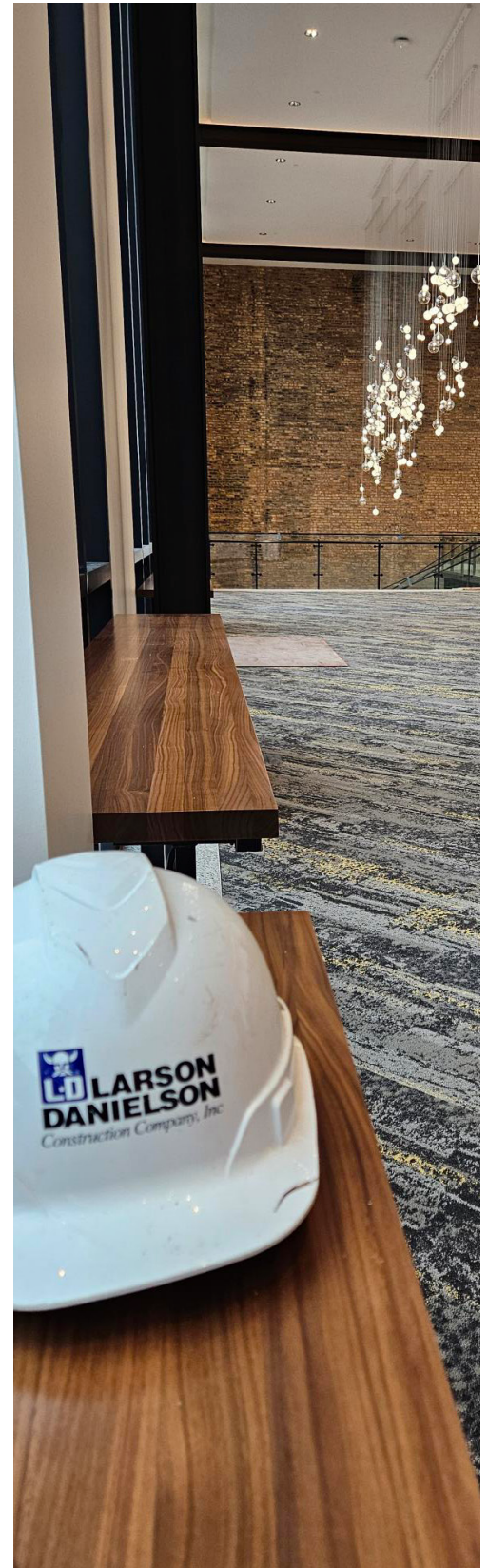
John Semala

manages daily field operations and oversees on-site construction activities.

Safety Coordinator

Tom Klochan

ensures a safe jobsite through regular site inspections and implementing safety protocols to confirm all work is in accordance with OSHA standards and company safety policies.



Raclin Murphy Encore Center
South Bend, IN

DARIN MEYER

Concrete Division Manager, Senior Project Manager

Darin is a senior project manager for Larson-Danielson Construction. He is responsible for estimating, project management and engineering. Darin joined Larson-Danielson in 2002 and has 20 years of construction industry experience.

Darin has experience in estimating, engineering, and project management roles and is adept in field supervision and team collaboration. He has worked on projects across nearly all markets, including education, data centers, hospitals, military, high-rise and multi-family residential, and airports. He is also skilled in most construction-related software programs and applications.

Relevant Project Experience

Howard Park Redevelopment

Owner: City of South Bend | Location: South Bend, IN

University of Notre Dame Women's Residence Hall, Concrete

Owner: Barton-Malow | Location: South Bend, IN

University of Notre Dame Men's Hall, Graham Family Hall

Owner: University of Notre Dame | Location: South Bend, IN

University of Notre Dame Substation Expansion

Owner: University of Notre Dame | Location: South Bend, IN

Men's Residence Hall, BP #3 Building Concrete & #7 General Trades

Owner: University of Notre Dame | Location: South Bend, IN

Hesburgh Library North Entrance Plaza & Quad

Owner: University of Notre Dame | Location: South Bend, IN

Multi-Venue Track & Field Phase II

Owner: University of Notre Dame | Location: South Bend, IN

University of Notre Dame South Quad Men's & Women's Dorms, Concrete

Owner: University of Notre Dame | Location: South Bend, IN

Morris Theater SOG Replacement

Owner: City of South Bend | Location: South Bend, IN

Mishawaka Riverwalk

Owner: City of Mishawaka | Location: Mishawaka, IN

Sunset Hill Amphitheater

Owner: Porter County Board of Commissioners | Location: Valparaiso, IN

Additions & Renovations to Memorial Elementary School

Owner: Valparaiso Community Schools | Location: Valparaiso, IN

La Porte County Repair Bridges 84, 86, & 129

Owner: La Porte County Board of Commissioners | Location: La Porte, IN



Education

Purdue University
Bachelor of Science,
Construction Engineering
& Management

JORDAN ANDRAS

Project Manager

Jordan graduated from Purdue University in 2019 with a Bachelors in Building Construction Management, and joined Larson-Danielson in February of 2025. With seven years of construction industry experience, including three years with an electrical utility contractor in Northwest Indiana and three years with a general contractor in Chicago, he has worked on a diverse range of projects including ground-up construction, adaptive reuse, tenant build-outs, and building additions.

Since joining the company, he has aquired both pre-construction and construction management experience through his involvement on several design-build projects for Immanuel Lutheran Church, and his role in construction management for the North Addition to the Mendoza College of Business at the University of Notre Dame.

Relevant Project Experience

University of Notre Dame Mendoza College of Business North Addition

Owner: University of Notre Dame
Location: South Bend, IN

Immanuel Lutheran Phase 1 - North Middle School Addition

Owner: Immanuel Lutheran Church
Location: Valparaiso, IN

Immanuel Lutheran Phase 2 - South Addition & School Office

Owner: Immanuel Lutheran Church
Location: Valparaiso, IN

MAAC - New Headquarters

Owner: MAAC Foundation
Location: Valparaiso, IN



Education

Purdue University
Bachelor of Science,
Building Construction
Management

Licenses, Training & Certifications

OSHA 30 Training
OSHA 10 Training
Construction
Advancement
Foundation Training

JOHN SEMALA

Superintendent

John Semala brings nearly 40 years of construction industry experience and has been a key member of Larson-Danielson Construction since 2004. Over the course of his career, he has worked across multiple project types, with particular emphasis on medium-sized institutional and industrial facilities. His depth of field experience, steady leadership, and practical understanding of construction operations make him a valuable asset on complex, schedule-driven projects.

John will be overseeing daily jobsite operations, supervise field personnel and subcontractors, coordinate manpower and equipment, and maintain control of jobsite scheduling and expenditures for the Howard Park Bandshell project. His disciplined approach to field management, attention to safety and quality, and ability to keep work progressing efficiently will support on-time delivery and strong coordination throughout construction.

Relevant Project Experience

Raclin Murphy Encore Center Addition to the Morris Performing Arts Center

Owner: South Bend Department of Public Works
Location: South Bend, IN

LaVille Elementary and Jr./Sr. High School Improvements

Owner: Union North United School Corporation
Location: Lakeville, IN

Breen Phillips Hall Renovations

Owner: University of Notre Dame
Location: South Bend, IN

Grand Reading Room at Hesburgh Library Renovation

Owner: University of Notre Dame
Location: South Bend, IN

Stadium Additions, Campus Crossroads

Owner: University of Notre Dame
Location: South Bend, IN

Administration Building Renovation / Gold Dome Rebuild

Owner: University of Notre Dame
Location: South Bend, IN

LaSalle Park Administration Building

Owner: City of South Bend
Location: South Bend, IN



Education

Journeyman Carpenter

Licenses, Training & Certifications

Safety Training

OSHA 30 Training

OSHA 10 Training

Forklift Training

First Aid/CPR Training

ANTHONY LARA

Estimating Manager

Anthony Lara serves as Estimating Manager for Larson-Danielson Construction. He joined the firm in 2020 as an estimator after more than four years with Spence Brothers in Ann Arbor, Michigan, and was promoted to Estimating Manager in 2024. Anthony brings ten years of construction industry experience spanning estimating, project management, and project engineering.

In his role, Anthony leads detailed quantity takeoffs, subcontractor solicitation and evaluation, and the development of accurate, CSI-based cost estimates. He also supports value engineering efforts and identifies cost-saving opportunities throughout preconstruction. His technical estimating expertise, attention to detail, and experience supporting GMP development will make him an excellent addition to the Howard Park Bandshell project team.

Relevant Project Experience

Four Winds Field Renovation (CMc)

Owner: City of South Bend | Location: South Bend, IN

Breen Phillips Hall Renovations

Owner: University of Notre Dame | Location: Notre Dame, IN

Bailly Elementary School Renovations, General Trades

Owner: Duneland School Corporation | Location: Chesterton, IN

Winfield Elementary School Additions & Renovations, General Trades

Owner: Crown Point Community School Corporation | Location: Winfield, IN

Douglas MacArthur Elementary School Additions & Renovations

Owner: Crown Point Community School Corporation | Location: Crown Point, IN

Alumni Hall Renovation

Owner: University of Notre Dame | Location: Notre Dame, IN

Hesburgh Library Renovation

Owner: University of Notre Dame | Location: Notre Dame, IN

Morris Performing Art Main Slab Replacement

Owner: City of South Bend | Location: South Bend, IN

Westville Correctional Facility

Owner: State of Indiana | Location: Westville, IN

South Bend City Hall Renovations

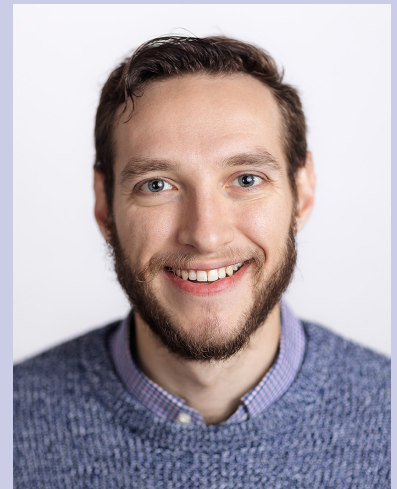
Owner: City of South Bend | Location: South Bend, IN

Liberty Township Design/Build Fire Station

Owner: Liberty Township | Location: Liberty Township, IN

Indiana National Guard Readiness Center

Owner: State of Indiana | Location: La Porte, IN



Education

Eastern Michigan University
Bachelor of Science,
Construction
Management

Licenses, Training & Certifications

OSHA 30-Hours

Memberships & Affiliations

American Society of
Professional Estimators –
Member

THOMAS M. KLOCHAN

Safety Coordinator

Thomas has served as Safety Coordinator for Larson-Danielson Construction Company since 2024 and brings more than 40 years of experience in Environmental, Health, and Safety (EHS). He has extensive expertise in safety auditing, compliance, and the development of comprehensive safety programs across a variety of project types. His background includes core safety disciplines such as fall protection, lockout/tagout, hazard communication, and excavation safety, along with Risk Control and Loss Prevention initiatives focused on behavioral-based safety.

On this project, Thomas will oversee jobsite safety planning, conduct site audits, implement Job Safety Analyses (JSAs), and support field teams in maintaining compliance and safe work practices. His experience strengthens proactive risk management and continuous safety improvement throughout construction.

Trainings, Licenses & Certifications

Specialized training in Emergency Response, Hazardous Waste, Lead, Mold, Asbestos

Safety classes in SCBA, and other respiratory and IH monitoring equipment, IDPH, IDEM, FEMA, EPA, DOT, Life Safety Code, Code of Federal Regulations, ANSI, OSHA, NIOSH, Lean Manufacturing, 6S, and continuous improvement processes

National OSHA Institute Outreach Authorized Training (Construction and General Industry)

OSHA 500, 501, 502, 503, 510, 511

Certifications for the 10 and 30- hour for Construction and General Industry

Supervisor / DOT Drug and Alcohol Training

Smith System Authorized Trainer

CPR, First Aid, AED certified

TWIC Card Certification



Education

Eastern Illinois University
Bachelor of Arts,
Communication

Memberships

National Safety Council
Member

American Society of
Safety Professionals
Member

Knights of Columbus
Member

RELEVANT CMC EXPERIENCE

Four Winds Field

📍 South Bend, Indiana



PROJECT OVERVIEW

Larson-Danielson was selected as the Construction Manager as Constructor for a \$48 million renovation of Four Winds Field for the City of South Bend. The project included a vertical expansion to add a second floor to the concourse featuring luxurious suites and an expansive party deck, with the existing Pepsi Club also getting a fresh update. The project also included the construction of a new three-story event center and office space.

PROJECT DETAILS

	CONTRACT TYPE	CMc
	CLIENT	City of South Bend
	COMPLETION	May 2026
	COST	\$48 Million

RELEVANT CMC EXPERIENCE

Knox Community Schools

 Knox, Indiana

PROJECT OVERVIEW

Within the past six years, Larson-Danielson was the Construction Manager as Constructor for multiple public works projects with Knox Community Schools. Work included 26,175 SF of additions and 63,000 SF of renovations across three schools and the Administration Building, a 13,000 SF Career Center addition, and a high school façade and roof replacement project.

Key challenges included phased construction within occupied school facilities, strict safety requirements, and maintaining schedule continuity. Through detailed phasing, proactive stakeholder coordination, and disciplined cost control, each project was completed successfully. Notably, savings generated during earlier phases helped fund the Career Center addition, demonstrating strong financial stewardship and value management.



PROJECT DETAILS

	CONTRACT TYPE	CMc
	CLIENT	Knox Community School Corporation
	COMPLETION	November 2025
	COST	\$19.9 Million

La Porte Transportation Center

 La Porte, Indiana

PROJECT OVERVIEW

Larson-Danielson served as the Construction Manager as Constructor for a state-of-the-art 18,871 square foot transportation building for the La Porte Community School Corporation. The building replaced an outdated facility, and combined maintenance and food service in one location. With ample parking for transportation staff, bus drivers, visitors, and maintenance vehicles, the site can house and maintain up to 72 buses.

The transportation center features three service bays, a bus wash bay, and office suites, and various support spaces. It also includes a suite for drivers including a driver's lounge / training area, and kitchenette / break room. The property also has a workshop for the School Corporation's maintenance department and a truck storage area. In addition, the site is home to a sheltered parking facility, and a fueling island with a canopy.



PROJECT DETAILS

	CONTRACT TYPE	CMc
	CLIENT	La Porte Community School Corporation
	COMPLETION	December 2019
	COST	\$6.5 Million

RELEVANT PROJECT EXPERIENCE

Howard Park

📍 South Bend, Indiana



PROJECT OVERVIEW

Larson-Danielson served as General Contractor on the \$18.8 million redevelopment of Howard Park, transforming a 13-acre urban park along the St. Joseph River into a year-round public destination. The project included a 16,000-square-foot refrigerated ice trail and pond with bridge feature, a 14,500-square-foot community center, café, event lawns, interactive water features, and universally accessible playground. Through proactive cost control and project team coordination, the project was delivered as a highly successful civic asset for the City of South Bend.

PROJECT DETAILS

	CONTRACT TYPE	General Contractor
	CLIENT	City of South Bend
	COMPLETION	December 2019
	COST	\$18.8 Million

RELEVANT PROJECT EXPERIENCE

Alexander Chemical

La Porte, Indiana



PROJECT OVERVIEW

Larson-Danielson led construction as the general contractor/construction manager for the Alexander Chemical Corporation’s new headquarters building. This construction of a new glulam wood structure, takes the place of a previous structure and lies on a WWII munitions bunker. The new structure created office space that provides a modern, natural feel with ample daylighting

PROJECT DETAILS

 CONTRACT TYPE	General Contractor
 CLIENT	Alexander Chemical
 COMPLETION	August 2025
 COST	\$5.5 Million

Health Foundation

La Porte, Indiana



PROJECT OVERVIEW

Larson-Danielson was the Construction Manager for an office and conference / learning center for the Health Foundation of La Porte. The 13,000 square foot facility incorporates a central glu-lam structure with clerestory windows to provide a natural feel in the common area. The facility features state-of-the-art A/V equipment, Wi-Fi, video conferencing, and a large conference area.

PROJECT DETAILS

 CONTRACT TYPE	Construction Manager
 CLIENT	Health Foundation of La Porte
 COMPLETION	August 2020
 COST	\$5.1 Million

REFERENCES

UNIVERSITY OF NOTRE DAME

Tony Polotto
Sr. Director of Construction and Quality Assurance
Facilities Design and Operations
(574) 631-4205
apolotto@nd.edu



Graham Family Hall, University of Notre Dame
Notre Dame, IN

KNOX COMMUNITY SCHOOL CORPORATION

Greg Mikulich
Superintendent
(574) 772-1064
gmikulich@knox.k12.in.us



Knox High School Career Center
Knox, IN

LA PORTE COMMUNITY SCHOOL CORPORATION

Sandra Wood
Superintendent
(219) 362-7056
swood@lpcsc.k12.in.us



Kesling Intermediate School
La Porte, IN

SAFETY



SAFETY PHILOSOPHY AND PRACTICES

Safety is our first priority. It is one of Larson-Danielson's core values and a responsibility shared by every member of our team. Our "Work Safe, Stay Safe" motto was developed to reinforce a simple idea: safe habits on the jobsite protect our employees both at work and at home. That philosophy is supported by a comprehensive 240-page safety manual, continuous training programs, and oversight from our full-time safety coordinators.

In 2023, we launched our Next Level Safety initiative to address strain and sprain injuries affecting an aging construction workforce. Company leadership visits job sites to discuss ergonomics, safe work practices, and our firm-wide commitment to protecting every worker.

This has already had an effect:

- **84% reduction** in non-subrogated workers' compensation claim cost over two years
- **35% reduction** in recordable incidents in the first year after Next Level Safety adoption

KEY SAFETY CONTROLS & RESOURCES

- Mandatory Jobsite Safety Analysis (JSA) process; 1,254 JSAs completed in the past year
- Two full-time safety coordinators providing jobsite oversight, training, and compliance monitoring
- Independent third-party safety and ergonomic evaluations
- Cloud-based mobile safety platform used for JSAs, inspections, and trend analysis

PUBLIC SAFETY

Because Howard Park will remain an active public amenity throughout construction, careful planning of site logistics will be essential. We will establish a fully enclosed, gated work zone separating construction activity from park pathways and gathering areas, with deliveries and equipment movement routed through a single controlled access point. Materials and equipment will be secured within the fenced site at the end of each shift. Clear signage, temporary fencing, and controlled pedestrian routes will be maintained throughout the project to ensure the safety of park visitors, staff, and construction personnel alike.

PROJECT APPROACH

SUPPORTING LOCAL LABOR

Larson-Danielson will structure our prequalification and procurement process to intentionally support and prioritize local labor participation. Our approach to engaging qualified local contractors will focus on the following key areas:

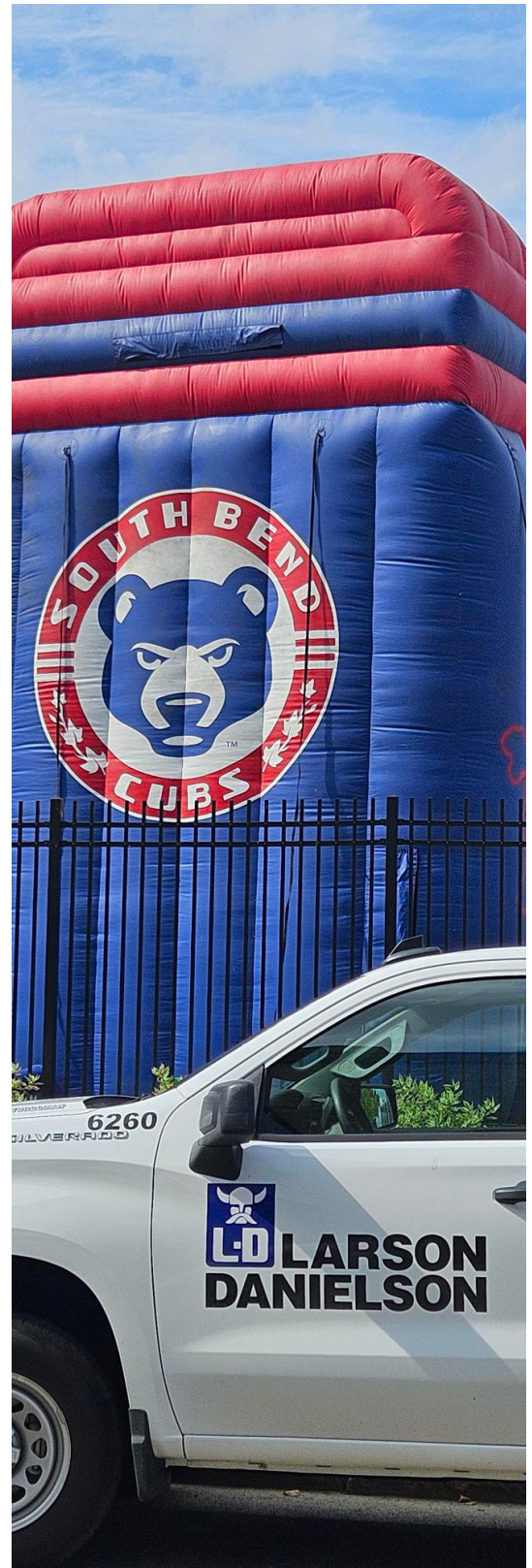
- Begin the prequalification process early in preconstruction to identify and evaluate prospective subcontractors and suppliers
- Utilize the TradeTapp prequalification platform for efficiently gathering information
- Conducting an outreach event to meaningfully engage with interested subcontractors and suppliers within the local community
- Working with city officials to determine reasonable contract goals for local and minority labor force participation

APPROACH TO CITY/OWNER PROJECT SPECIFIC GOALS

E-VERIFY AFFIDAVITS

Larson-Danielson Construction affirms full compliance with Indiana Code 5-32-1 and all applicable state and federal laws governing CMc delivery. We commit to maintaining active enrollment in the Federal E-Verify Program for all Larson-Danielson employees and will require every first-tier subcontractor performing on-site work to enroll in and participate in E-Verify as required by Indiana Code 22-5-1.7-11.

Compliance documentation will be collected prior to contract execution and tracked throughout construction. Upon request, we will provide affidavits or verification records to the City at any time. Our firm commitment is clear: no on-site contractor will perform work without documented E-Verify participation in accordance with statute.



Four Winds Field
South Bend, IN

PROJECT APPROACH



Howard Park
South Bend, IN

FAIR BIDDING PROCESS

Larson-Danielson strongly supports a fair, open, and competitive bidding process fully compliant with Indiana public procurement laws. Transparency and integrity are essential to protecting the City's interests and maintaining public trust.

With respect to the City of South Bend's preference, **Larson-Danielson does not intend to self-perform work on this project.** Our willingness to not self-perform work, but our ability to do so, offers maximum flexibility in best value bid procurement for the City of South Bend.

As the project develops through preconstruction, any options for Larson-Danielson self-performing work will be reviewed with the project team and only pursued with the mutual agreement that doing so is in the project's and City's best interest.

Our approach centers on strategic bid packaging that promotes strong local and regional participation while minimizing unnecessary subcontracting tiers and mark-up. Prior to advertisement, we will develop a vetted bidders list based on experience, capacity, safety performance, and financial stability. Each package will include clearly defined scopes, schedules, logistics requirements, alternates, and unit pricing. Post-bid reviews will confirm scope alignment, manpower commitments, and schedule adherence.

SUSTAINABILITY

During preconstruction, we will work with the City and design team to identify sustainability goals through evaluation of materials, structural systems, and MEP systems with respect to relevant certifications.

As the design progresses, we will review system options with the team and provide cost and lifecycle input to help balance first cost with long-term performance. Our focus is on practical decisions that reduce maintenance demands and extend the useful life of the structure.

Our experience working with the project team to achieve LEED Gold certification for the original Howard Park project uniquely positions us to evaluate and advance sustainability goals for this project.

During construction, Larson-Danielson will implement standard environmental controls including erosion and stormwater protection and responsible construction waste management to support the City's environmental stewardship goals while delivering a durable, long-lasting facility.

PROJECT APPROACH

GUARANTEED MAXIMUM PRICE

We establish the GMP framework at the first Owner and Architect coordination meeting in September 2026 and refine it at each design milestone, so the City always knows where the project stands against budget.

- **SCOPE PRIORITY** - We price the performance stage and enclosed program spaces as the core, and carry other site improvements as separately itemized, decision-ready packages. Each element is weighed on cost and benefit with real pricing in hand, not cut after the GMP is set.
- **CLEAR GLULAM PRICING** - We prequalify fabricators and erectors and solicit competitive early pricing in preconstruction, including an early release package if warranted, so this scope enters the GMP as firm numbers rather than an allowance.
- **OPEN, COMPETITIVE BID PACKAGING** - Larson-Danielson is willing to not self-perform work on this project. Packages will be sized to attract qualified local trade contractors and previously certified XBE participation.

PROJECT SCHEDULE

With preconstruction beginning September 2026 and construction anticipated March through November 2027, the controlling risk is procurement rather than weather: glulam fabrication must be underway before the March mobilization.

- **PROTECTING THE MARCH 2027 START** - Within the first 60 days of preconstruction we confirm glulam fabricator capacity and lead times, then target an early release package so fabrication runs parallel to bidding the balance of the work.
- **A BASELINE BUILT TO THE CITY'S DATES** - Within two weeks of award we issue a logic-driven CPM schedule keyed to the milestones in Section D6, identifying long-lead AV, lighting, and sound equipment alongside the structure.
- **SITE KNOWLEDGE THAT SAVES SCHEDULE** - Larson-Danielson built Howard Park. We know its utilities, access points, and how the park operates, which shortens the logistics planning that slows an early-season start.



PROJECT APPROACH



Howard Park
South Bend, IN

NEGOTIATING THE CONTRACT

South Bend and Larson-Danielson have recently been through the process of negotiating a CMc contract. Previous negotiations went smoothly and we are confident that negotiations would be similarly efficient for this project. We anticipate utilizing the AIA 133 contract form for CMc as previously used, and with similar verbiage and structure to our previous project. We anticipate contract negotiation duration to be approximately two weeks. Once final bids are procured in Q1 of 2027, the GMP will be presented to the owner, and a GMP Amendment will be added to the contract upon mutual acceptance of the Guaranteed Maximum Price.

OUR APPROACH TO COMMUNICATION

Communication amongst all involved on a project team is key to any project's success. We utilize tools that are easy to understand, and reinforce digital information with regular meetings to ensure that all team members are clear on project status, planning, and required activities.

- **CENTRALIZED PROJECT INFORMATION** - ShareFile provides a single source for drawings, RFIs, submittals, schedules, and cost information, so the City and design team always work from current data and decisions on site access and phasing move quickly.
- **SCHEDULED REGULAR MEETINGS** - Weekly meetings with City Engineering, Public Works, and Venues Parks & Arts will review the project progress, upcoming activities, as well as the park's programming and event calendar so that construction activity, deliveries, and impacts to the public use of the park are clearly communicated in advance of on-site activities.
- **TRAIL AND PUBLIC ACCESS** - East Bank Trail circulation stays open or clearly detoured using hard barriers, signage, and wayfinding. Construction traffic and delivery routes are separated from public circulation, with crane and erection windows for the glulam structure scheduled and communicated in advance.

TECHNOLOGY ON THE PROJECT

- **ShareFile** - Our main platform used to manage, share, and transmit drawings, RFIs, submittals, schedules, and cost information accessible to the Owner and design team.
- **Phoenix** - For critical-path scheduling (logic-driven baseline with milestone tracking and regular updates).
- **Workmax** - Workforce management platform utilized for JSAs, inspections, and tracking of self-perform workforce trends
- **Buildingconnected** - Cloud-based bid management and preconstruction platform used for soliciting bids from subcontractors and suppliers, along with document and communication management during the bid process.

MBE, WBE, VBE PARTICIPATION

Larson-Danielson supports the City of South Bend's goal of meaningful participation by Minority-, Women-, and Veteran-owned Business Enterprises and has a demonstrated history of engaging certified firms on public projects.

PARTICIPATION TARGET

For the Howard Park Bandshell, we will work with the City of South Bend to establish meaningful methods of engagement in a manner that will allow us to develop goals for participation.

EXPERIENCE AND HISTORY

We have a long history of contracting with certified MBE, WBE, and VBE firms across multiple trades and supplier categories on public and institutional projects. Having recently achieved an MBE participation rate of 19.6% on the Four Winds Field project, we remain committed to making sure that engagement with Minority and Women owned businesses is a priority.

GOOD FAITH EFFORTS

Larson-Danielson will implement the following good-faith efforts to support Minority and Women owned business participation on this project:

- **Early Outreach:** Advertise bid opportunities and project information to previously certified MBE/WBE/VBE firms through public notices, direct communication, and industry networks.
- **Direct Solicitation:** Contact firms directly to encourage participation, provide project scope information, and answer questions regarding bid requirements.
- **Bid Support:** Structure bid packages to encourage participation, evaluate opportunities for subcontracting and supplier engagement, and consider alternative approaches when feasible.
- **Ongoing Engagement:** Maintain communication with participating firms throughout preconstruction and construction to support successful performance.

INDUSTRY SUPPORT

Larson-Danielson actively supports workforce and contractor diversity through participation in industry organizations and programs, including the Indiana Plan pre-apprenticeship program, the Northern Indiana Minority Business Association, and the City of South Bend Mentor-Protégé Program. Through these efforts, Larson-Danielson will promote meaningful local participation while maintaining competitive pricing, schedule certainty, and quality performance for the City of South Bend.



Raclin Murphy Encore Center
South Bend, IN

PROJECT COSTS

PRE-CONSTRUCTION SERVICES FEE

Larson-Danielson Construction proposes a lump sum pre-construction fee of \$9,000, which includes estimating and bid procurement, design consultation and review, scheduling, value engineering, community outreach, site logistics and phasing planning, and general pre-construction coordination through establishment of the GMP.

CMC FEE

Larson-Danielson Construction proposes a CMc fee of 3.75% for construction phase services, which covers Larson-Danielson overhead and profit. The following is based on an approximate construction budget of \$5.1 million, inclusive of the costs stated below, but not including design fees:

PRE-CONSTRUCTION SERVICES	\$9,000
CMC FEE	\$193,449
GENERAL CONDITIONS	\$137,000
STAFFING	\$257,508
BONDS	\$46,462
BUILDER'S RISK	\$6,422
EXPECTED CONSTRUCTION CONTINGENCY	\$51,000 (Approx. 1%)
EXPECTED OWNER CONTINGENCY	\$102,000 (Approx. 2%)
TOTAL	\$802,841

OWNER COSTS

The following is a summary of project-related items the owner would be responsible for:

- Legal survey – contours, structures, utilities, rights-of-way, easements, legal description, etc.
- Environmental assessments and reports
- Furniture, fixtures, and equipment not permanently anchored to the site or building(s)
- Geotechnical investigations and reports
- Impact and development fees
- Zoning and variance expenses
- State design release
- Utility connection fees
- Utility usage fees
- Temporary utility connections.

PROJECT COSTS

GENERAL CONDITIONS

The following general conditions are a preliminary projection of anticipated costs, and based on a construction duration of approximately nine months.

Field office trailer, set-up, blocking & removal	\$	8,500
Field office furniture, equipment & supplies	\$	1,500
IT, internet, phones & project management software	\$	6,000
Temporary power, lighting & distribution	\$	9,000
Temporary water	\$	2,000
Temporary toilets & sanitation	\$	1,500
Temporary fencing, gates & barricades	\$	15,000
Dumpsters & waste removal	\$	12,000
Progressive & final cleaning	\$	25,000
Safety supplies, PPE, signage & fall protection	\$	4,000
Layout, survey & robotic total station	\$	6,000
General equipment & fuel	\$	12,000
Reproduction, printing, postage & document control	\$	2,500
Project signage, wayfinding, directional control	\$	3,500
Storage containers	\$	2,000
Winter conditions — temporary heat, enclosure & snow removal (N/A)	\$	-
Mobilization & demobilization	\$	6,500
Closeout — as-builts, O&M manuals, owner training	\$	5,000
Miscellaneous / unallocated general conditions allowance	\$	15,000
TOTAL GENERAL CONDITIONS	\$	137,000

Costs stated above may require revision upon receipt of detailed project information and scope development during pre-construction.

COST OVERRUNS, DELAYS, INCENTIVES, AND CONSTRUCTION CONTINGENCIES

Larson-Danielson understands how disruptive cost overruns or schedule delays can be for a project. That's why we place significant emphasis on the preconstruction phase; using this time to evaluate the building systems, materials, and construction sequencing to identify potential cost or schedule risks early. When those risks appear, we work collaboratively with the owner and design team to implement practical solutions before construction begins.

While performance incentives are not typically included in our contracts, we are open to discussing them if they align with the City's objectives. Our philosophy is simple: establish clear goals with our clients and then deliver on those commitments.

We approach contingencies with full transparency. Each is clearly defined, assigned a value, and refined as design progresses. We recommend both a contractor contingency for scope gaps and an owner's contingency for changes or unforeseen conditions.



NON-COLLUSION NON-DEBARMENT AFFIDAVIT

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 INDIANA)
) SS:
LA PORTE 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, 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 may consider the Contractor's good faith efforts to obtain participation by those Contractors 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.

In no event shall persons or entities seeking the award of a City contract be required to award a subcontract to an MBE/WBE; however, it may not unlawfully discriminate against said WBE/MBE. A finding of a discriminatory practice by the City's MBE/WBE Utilization Board shall prohibit that person or entity 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 for 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 11th day of August, 2026

Larson-Danielson Construction Co., Inc.

Contractor/Bidder (Firm)

Brian T. Larson

Signature of Contractor/Bidder or Its Agent

Brian T. Larson, President

Printed Name and Title



Subscribed and sworn to before me this 11th day of August, 2026

My Commission Expires August 20, 2033

Shawnique M. O'Dell

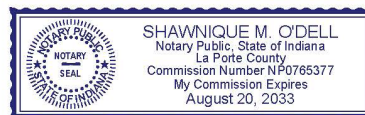
Notary Public

Shawnique M. O'Dell

County of Residence

La Porte

Non-Collusion Non-Debarment Affidavit Non Iran Form



CERTIFICATE OF INSURANCE & BONDING



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Horton Group 340 Columbia Place South Bend IN 46601		CONTACT NAME: PHONE (A/C No. Ext): 708-845-3917 FAX (A/C No): 866-202-5917 E-MAIL ADDRESS: certificates@thehortongroup.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Cincinnati Casualty Insurance	28665
INSURED Larson-Danielson Construction Co., Inc. 302 Tyler Street La Porte IN 46350		INSURER B: Travelers Casualty Insurance Company of America	19046
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1616721552

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ 1,000 ☒ XCU not excl GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	Y	Y	EPP 0733899	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	EBA0733899	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 0	Y	Y	EPP 0733899	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	Y N/A	EWC0733898	1/1/2026	1/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Installation Floater Install Ded: \$2,500 Leased/Rented Equipment			6609K051959	1/1/2026	1/1/2027	Jobsite Storage Deduct: \$1,000 3,000,000 250,000 300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Excess Liability, Policy#: EXA7388504, Limit: \$10,000,000 Carrier: Travelers Insurance. Additional insured on a primary and non-contributory basis with respect to general liability, auto liability, and umbrella liability only when required by written contract. Waiver of subrogation applies to the general liability, auto liability, umbrella liability, and workers compensation in favor of the stated additional insureds only when required by written contract.
RE: Contractor Registration

CERTIFICATE HOLDER

CANCELLATION

Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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CITY OF SOUTH BEND JAMES MUELLER, MAYOR

BOARD OF PUBLIC WORKS

Date: July 31, 2026
To: All Planholders
From: Hillary Horvath, Clerk, Board of Public Works
Subject: Addendum Number: 1
Project Name: Howard Park Bandshell CMc RFP
Project No.: 125-052

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM

Date Received: _____

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: Larson-Danielson Construction Company

Authorized Signature: *Shauniqua M. O'Leary*

Date: August 11, 2026



302 Tyler Street
La Porte, IN 46350

www.ldconstruction.com