



# CITY OF SOUTH BEND

## BOARD OF PUBLIC WORKS

July 28, 2026

Jason DeMeyer  
OJS Building Services  
2516 N. Home Street  
Mishawaka, IN 46545  
[jasondemeyer@dadodd.com](mailto:jasondemeyer@dadodd.com)

RE: Quotation Award – Studebaker National Museum HVAC – Building Control System (B) – Project No. 125-079

Dear Jason:

At its July 28, 2026 meeting, the Board of Public Works awarded the above referenced quotation to you in the amount of \$207,980, Base Bid.

Please forward the following documents **in one submittal by August 11, 2026** to my attention for Board of Public Works approval at [hhorvath@southbendin.gov](mailto:hhorvath@southbendin.gov) :

- 1) One (1) signed original of the Contract (enclosed); and
- 2) Certificate of Insurance naming the City of South Bend as an additional insured

Sincerely,  
/s/Hillary Horvath  
Hillary Horvath, Clerk

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

This Agreement is made and entered into this 28<sup>th</sup> Day of July, 2026, by and between OJS Building Services, (the "Contractor"), and the Board of Public Works (the "Board").

The Contractor covenants and agrees to make the following improvement, as fully set out in the Request for Quotations, Standard Specifications, Special Provisions, Plans, and Bid Proposals, all of which are set forth as a part of this Contract, for:

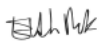
|                         |                                                               |
|-------------------------|---------------------------------------------------------------|
| <u>PROJECT NO.</u>      | 125-079                                                       |
| <u>DESCRIPTION:</u>     | Studebaker National Museum HVAC – Building Control System (B) |
| <u>COMPLETION DATE:</u> | <u>SEE SPECIFICATIONS</u>                                     |
| <u>AMOUNT:</u>          | \$207,980; Base Bid                                           |
| <u>FUNDING:</u>         | <u>PR-00048637</u>                                            |

The unit prices for this improvement were those prices as received and accepted by the Board on the 28<sup>th</sup> Day of July, 2026.

The Contractor further agrees to notify the assigned Engineer when this improvement is completed. This notification shall be in the form of a Project Completion Affidavit, signed by the Contractor. Upon final acceptance of the improvement by the Engineer, the Contractor's final estimate will be presented to the Board for final Payment with one (1) copy of the Project Completion Affidavit and one (1) copy of a Waiver of Lien.

Each of the Parties, by signing below, represents and warrants to the other Party that he/she/it has the authority to bind the named person or entity to this Agreement.

CITY OF SOUTH BEND, INDIANA  
BOARD OF PUBLIC WORKS



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: July 28, 2026

OJS Building Services

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature



# CITY OF SOUTH BEND

## BOARD OF PUBLIC WORKS

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July 28, 2026

Jennifer Martell  
APEX Integrated Solutions, Inc.  
2421 S., Nappanee St., Building 2  
Elkhart, IN 46517  
[jmmartell@apexintegrated.net](mailto:jmmartell@apexintegrated.net)

RE: Quotation Award – Studebaker National Museum HVAC – Building Control System (B) – Project No. 125-079

Dear Jennifer:

At its July 28, 2026 meeting, the Board of Public Works awarded the above referenced quotation to OJS Building Services in the amount of \$207,980, Base Bid.

We thank you for quoting and hope you will quote with us again in the future.

Sincerely,  
/s/Hillary Horvath  
Hillary Horvath, Clerk



# CITY OF SOUTH BEND

## BOARD OF PUBLIC WORKS

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July 28, 2026

Andrew Syrios  
Precision Control Systems, Inc.  
211 W. Ridge Road  
Griffith, IN 46319  
[pmacdonald@pcsog.com](mailto:pmacdonald@pcsog.com)

RE: Quotation Award – Studebaker National Museum HVAC – Building Control System (B) – Project No. 125-079

Dear Andrew:

At its July 28, 2026 meeting, the Board of Public Works awarded the above referenced quotation to OJS Building Services in the amount of \$207,980, Base Bid.

Sincerely,  
/s/Hillary Horvath  
Hillary Horvath, Clerk

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



**Project Name:** Studebaker National Museum  
**Project B:** Controls Upgrade Project

**Project No.** 125-079

**Quotes Due** July 14, 2026 by 9:00 am via email to bpwbids@southbendin.gov

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

**Date:** 7/13/2026 **Firm:** OJS Building Services

**Address:** 2516 N Home Street

**City/State/Zip:** Mishawaka, IN 46545 **Telephone Number:** ( 219 ) 778-4302

**Email Address:** jasondemeyer@dadodd.com

**Agent of Bidder (if Applicable):** N/A

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

Studebaker National Museum Project B: Controls Upgrade Project

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 7/13/2026 for the sum of (enter the Total Quote as shown on the Proposal)

Two Hundred Thirty-Four Thousand Four Hundred Eighty Dollars (\$ 234,480.00 )  
(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)  
Jason DeMeyer  
(Printed Name of Person Signing)

**ACCEPTANCE**

The above quote is accepted this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Subject to the following conditions: \_\_\_\_\_

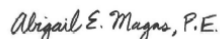
CITY OF SOUTH BEND, INDIANA  
BOARD OF PUBLIC WORKS



Elizabeth A. Maradik, President



Murray L. Miller, Member



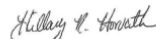
Abigail E. Magas, Member



Joseph R. Molnar, Vice President



Breana N. Micou, Member



Attest: Hillary R. Horvath, Clerk

Date: July 28, 2026

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

**INTER-OFFICE MEMORANDUM**

**DEPARTMENT OF PUBLIC WORKS  
DIVISION OF ENGINEERING**



**TO:** Hillary Horvath, Clerk  
Board of Public Works

**FROM:** Nifemi Oluwatomini, Senior Engineer

**SUBJECT:** Award Project No. 125-079  
Studebaker HVAC (Project B)

**DATE:** 7/21/2026

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On July 14, 2026, the Board of Public Works opened and read three (3) bids for the above-mentioned project.

The bid results were as follows:

| <u>Bidder</u>                  | <u>Base Bid</u> | <u>Alternate</u> | <u>Total</u> |
|--------------------------------|-----------------|------------------|--------------|
| Apex Integrated Solutions, Inc | \$234,000       | \$1,600          | \$235,600    |
| OJS Building Services          | \$207,980       | \$26,500         | \$234,480    |
| Precision Controls System      | \$209,820       |                  | \$209,820    |

It is requested that the Board of Public Works award this project to the bidder, OJS Building Services in the amount of \$207,980 for just the base bid

Sufficient funds have been appropriated to PROJ00000744.

Thank you for your consideration of this request.

Encl. Bid Tabulation

| Item |              |      | APEX Integrated      | OJS Building         | Precision            |
|------|--------------|------|----------------------|----------------------|----------------------|
| No.  | Description  | Unit | Solutions, Inc       | Services             | Controls System      |
| 1    | Base Bid     | EA   | \$ 234,000.00        | \$ 207,980.00        | \$ 209,820.00        |
| 2    | Alternate 1  | EA   | \$ 1,600.00          | \$ 26,500.00         |                      |
|      | <b>Total</b> |      | <b>\$ 235,600.00</b> | <b>\$ 234,480.00</b> | <b>\$ 209,820.00</b> |



## QUOTE/PROPOSAL CITY OF SOUTH BEND

**Project Name** Studebaker National Museum  
**Project No.** Project B: Controls Upgrade Project  
**Quotes Due** July 14, 2026 by 9:00 am  
via email to bpwbids@southbendin.gov

| Item No.              | Description       | Quantity | Unit | Unit Price | Total Amount  |
|-----------------------|-------------------|----------|------|------------|---------------|
| 1                     | Controls Upgrades | 1        | LS   |            | \$ 207,980.00 |
| 2                     | Alternate No. 1   | 1        | LS   |            | \$ 26,500.00  |
| Total Amount of Quote |                   |          |      |            | \$ 234,480.00 |

Firm: OJS Building Services

Address: 2516 N Home Street

City/State/Zip: Mishawaka, IN 46545

Telephone Number: ( 219 ) 778-4302

Fax Number: ( 219 ) 778-2981

By

(Signature)

Jason DeMeyer, President

(Printed Name of Person Signing)

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

Date: 7/17/2026  
Name: **Nifemi Oluwatomini** Department of Public Works – Engineering Division  
BPW Date: 7/28/26 Phone Extension: 0615

**Required Prior to Submittal to Board**

BPW Attorney ☒ Attorney Name \_\_\_\_\_  
Dept. Attorney ☐ Attorney Name \_\_\_\_\_  
Purchasing ☐ \_\_\_\_\_

**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 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 checked="" 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             | OJS Building Services                                                                     |
| 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                                 |
|                                    | Completed E-Verify Form Attached <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Project Name                       | Studebaker controls upgrade project                                                       |
| Project Number                     | 125-079                                                                                   |
| Funding Source                     | PROJ00000744                                                                              |
| Account No.                        | PR - 00048637                                                                             |
| Amount                             | \$207,980                                                                                 |
| Terms of Contract                  | Lump sum                                                                                  |
| <b>Special Contract Provisions</b> |                                                                                           |
| Purpose/Description                | <u>Upgrade the HVAC controls at the Studebaker National Museum</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:               |          |       |