

Memorandum

TO: City Council
FROM: Steve Benoit , Parks and Recreation Director
DATE: March 3, 2025
SUBJECT: Approve change no. 01 for the Shoreview Commons restroom building project.
ITEM NUMBER: 8.j
SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve change order no. 1 for the Shoreview Commons restroom building improvement project.

INTRODUCTION

LHB, the architect firm the city has contracted with for the Shoreview Commons restroom building project, has requested that the city approves change order no. 1.

DISCUSSION

As the construction of the Shoreview Commons restroom building improvement project has progressed the key groups working with the city on the project, including LHB and General Contractors of Minnesota, have continued to work collaboratively to refine the design in order to improve the quality and longevity of the building. The adjustments in this change order address needed modifications including the addition of a fire suppression system, changing the roof material from asphalt shingles to a metal roof, the addition of an eye was station, and the addition of masonry block. Also due to the need to shift the building location to address soil issues significant adjustments have been made to the foundation, utilities have been shifted, irrigation lines extended, concrete area expanded, and trees are being added to replace several that will need to be removed.

Summaries of the changes are attached. Below is a cost outline of these changes:

- Proposal Request 01 dated December 19, 2024 ADD \$7,636.53
- Proposal Request 02 dated October 10, 2024 DEDUCT \$5,676.57
- Proposal Request 03 dated October 15, 2024 ADD \$96,165.71
- Proposal Request 04 dated December 16, 2024 ADD \$202,796.04

The total cost of the change order is increasing the contract sum by \$300,921.74. Following is a summary of the project budget incorporating these changes:

- Original project budget \$1,925,000.00
- Project bid total \$934,056.00
- Under budget amount \$990,944.00

- Change order 1 total \$300,921.74
- Remainder under budget amount \$690,022.26

RECOMMENDATION

Based on the foregoing information it is recommended that the city council approve change order no. 1 for the Shoreview Commons restroom building improvement project.

ATTACHMENTS

[Shoreview Commons Change Order 01.pdf](#)