

Memorandum

TO: City Council
FROM: Steve Benoit , Parks and Recreation Director
DATE: January 21, 2025
SUBJECT: Approve change no. 01 for the Bobby Theisen Park redevelopment project.
ITEM NUMBER: 8.h
SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve change order no. 1 for the Bobby Theisen Park improvements project.

INTRODUCTION

LHB, the architect firm the city has contracted with for the Bobby Theisen Park improvement project, has requested that the city approves change order no. 1.

DISCUSSION

As the construction of the Bobby Theisen Park improvement project has progressed, the key groups working with the city on the project, including LHB and Ebert Construction, have continued to work collaboratively to refine the design in order to improve the quality and longevity of the park improvements. The adjustments in this change order address needed modifications to the park building including the addition of a fire suppression system, changing the roof material from asphalt shingles to a steel roof, foundation improvements, waterline adjustments, and rearranging mechanical items in the utility room to increase building security.

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

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| • Removable doors (on air exchange unit) | ADD \$492.88 |
| • Rock at footings | ADD \$5,904.26 |
| • Building soil corrections | ADD \$10,832.00 |
| • Plumbing and electrical | ADD \$9,139.68 |
| • Plan review changes (fire suppression system) | ADD \$93,118.89 |
| • Structural, arch, and electric changes (masonry block) | ADD \$16,670.60 |
| • Structural, arch, and electric changes (steel roof) | ADD \$137,061.65 |
| • Arch, civil, irrigation & mechanical changes | ADD \$19,037.44 |
| • Water main | ADD \$3,745.00 |
| • Utility room changes | ADD \$39,977.34 |
| • Water main relocation & div changes | ADD \$29,765.94 |

The total cost of the change order is increasing the contract sum by \$365,745.68. Following is a summary of the project budget incorporating these changes:

- Original project budget \$4,181,000.00
- Project bid total \$3,585,000.00
- Under budget amount \$596,000.00

- Change order 01 total \$365,745.68

- Remainder under budget amount \$230,245.32

RECOMMENDATION

Based on the foregoing information it is recommended that the city council approve change order no. 01 for the Bobby Theisen Park improvement project.

ATTACHMENTS

[Bobby Theisen Change Order 01.pdf](#)