

Memorandum

TO: City Council
FROM: Steve Benoit , Parks and Recreation Director
DATE: December 15, 2025
SUBJECT: Approve change no. 08 for the Bobby Theisen Park improvements project.
ITEM NUMBER: 8.k
SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve change no. 08 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 approve change no. 08 for the Bobby Theisen Park improvements project.

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 additional sod in the mini-soccer fields, adjacent to the playground, perimeter of the building, between the trail and tennis/basketball courts, east and north side of pickleball courts, north side of hockey rink, entrance to the park and several steep slopes. A concrete pad adjacent to the playground was increased in size to better accommodate the seating area. RipRap was added for erosion control adjacent to the tennis/basketball courts. Clean outs on the mini-soccer fields were moved for safety reasons. The anchor bolts on one of the hockey rink light poles needed to be adjusted. A tree was relocated as to not restrict the view of a security camera. A credit for seed was received due to it being to late in the fall to plant seed. A pump start relay was added to operate the irrigation booster pump. The parks crew will plant the seed next spring when the weather allows. Below is a cost outline of these changes:

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|--|-------------------|
| • PR#30 Erosion RipRap dated August 22, 2025 | ADD \$7,365.88 |
| • PR#31 Sod dated August 22, 2025 | ADD \$25,290.14 |
| • PR#33R1 Seed for Rinks dated October 14, 2025 | DEDUCT \$2,326.77 |
| • PR#35 Concrete Picnic Pad Changes dated October 8, 2025 | ADD \$488.28 |
| • PR#36 Sod dated October 17, 2025 | ADD \$2644.98 |
| • GC#17 Lower Cleanouts dated September 16, | ADD \$915.92 |
| • GC#18 Playground Equipment Dumpster dated October 14, 2025 | ADD \$432.28 |
| • GC#20 Irrigation Pump Starter Relay dated October 31, 2025 | ADD \$598.13 |

- GC#21 Additional Sod North Side of Pickleball Courts dated October 31, 2025 ADD \$374.50
- GC#22 Relocate Tree dated November 25, 2025 ADD \$354.88
- GC#23 Additional Sod at Lower Basin dated December 2, 2025 ADD \$88.92
- RFI#51 Light Pole Anchor Bolts dated October 14, 2025 ADD 612.19
- The original contract Sum was \$3,585,000
- The net change by previously authorized Change Order was \$761,546.62
- The contact Sum prior to this Change Order was \$4,346,546.62
- The Contract Sum will be increased by this Change Order in the amount of \$36,799.33
- The new Contract Sum including this Change Order will be \$4,383,345.95

Budget Summary

- Project Budget for Ebert's scope of work: \$4,817,000.00
- Updated Contract Sum: \$4,383,345.95
- Updated under budget amount: \$433,654.05

RECOMMENDATION

Based on the foregoing information it is recommended that the city council approve change no. 08 for the Bobby Theisen Park improvements project.

ATTACHMENTS

[Bobby Theisen Change Order 08.pdf](#)