



Memorandum

To: Mayor Nelson and Members of the City Council
From: Daniel R. Buchholtz, ICMA-CM, Administrator, Clerk/Treasurer
Date: August 20, 2026
Subject: Terrace Park Building – Revised Plans

Following receipt of the initial construction bid for the Terrace Park Building Replacement Project, staff and Stantec reviewed the project to identify opportunities to reduce construction costs while preserving the primary functions of the new park building. The revised architectural plans incorporate several changes intended to simplify construction and reduce the overall project cost.

The primary revisions include:

- **Reduced building footprint.** The southeast portion of the building has been reduced by approximately 5 feet, 8 inches in width. The original plans extended this portion approximately 12 feet, 11 inches beyond the adjoining building area, while the revised plan reduces that dimension to approximately 7 feet, 3 inches. The original plans had this area as a snack bar that could serve pre-packaged food to patrons outside. The revised plan reduces the size of the room and identifies it as a work room, though it will have a kitchenette.
- **Simplified roof configuration.** The roof configuration has been simplified to reflect the reduced building footprint. The revised plans also lower a portion of the roof structure over the storage rooms, reducing exterior wall and framing requirements, while the smaller building footprint reduces the overall amount of roofing required.

In addition to these design revisions, the project will be re-bid without participation by the Spring Lake Park High School construction trades program. The intent is to provide bidders with a more conventional construction package and broaden contractor interest in the project.

These revisions are intended to bring the project closer to the City's available funding while retaining the building's principal public functions, including the commons/warming area, restrooms, storage and support spaces. Actual savings will not be known until the revised project is competitively bid.

Bruce Paulson has agreed to provide plans, pro bono, for a detached garage that would be used for park storage that the trades program would be able to build. We will inquire with leaders from the program to see if they have any interest in building the garage.

We recommend the City Council authorize staff to re-bid the Terrace Park Building project.

If you have any questions, please do not hesitate to contact me at 763-784-6491.