



MEMO

To: Mayor and City Council

From: Keith Abraham, Parks and Recreation Director

Date: January 27, 2026

Subject: Fitch Family Indoor Aquatic Center Monthly Update

PROJECT UPDATE:

In accordance with a previous directive, staff is required to keep the City Council informed of the construction status of the Fitch Family Indoor Aquatic Center (FFIAC) and will provide a written update at Council's second meeting of each month.

Additionally, staff, along with representatives from Story Construction and RDG Planning and Design, will provide an in-person update once per quarter (January, April, July, & October). If anything occurs during the project that requires Council action, staff will present this in a timely manner.

In accordance with this directive, the City's Construction Manager for the project, Story Construction, has provided a Project Status Report (Attachment A). Story Construction and RDG Planning and Design are 97% complete with reviewing shop drawings and submittals. This activity will continue until 100% complete.

There are several items that City Council needs to be updated on regarding the project.

Precast Concrete Panels

Staff continues to work with Story and RDG on gathering information related to staining the precast concrete panels and is planning on providing an update to City Council in February.

Polished Concrete Floors

The concrete floors in the lobby and the hallway to the locker rooms were specified to be a polished Class B finish which is best described as a "salt & pepper" look. Staff is not happy with the inconsistencies, imperfections, and the overall appearance of these areas. Thus, staff has directed the contractor to go to a Class C finish which will look similar to a terrazzo floor. A Construction

Change Directive (CCD) has been issued to keep moving forward with the project. The polishing work will begin on February 9 as that is the first opening the subcontractor had available. The initial cost estimate to do this work is \$34,210. Staff is in discussion with Story and the contractor regarding who is to pay for this change.

Additionally, there is an colored accent band in the lobby that was rejected. The contractor has removed the accent band and replaced it with integral colored concrete. This has been done at the contractor's expense.

Substantial Completion Dates

The revised substantial completion dates are as follows:

February 20 - Non-natatorium spaces

February 27 - Natatorium spaces

Please note that the glazing for the southeast portion of the natatorium has a 10-week lead time and will need to be installed in late March or early April. Staff is working with Story on ways to expedite the procurement of the glazing and/or temporary fixes.

State Inspection

This is scheduled for March 3 and will encompass all components related to the operation of the aquatic areas. In preparation for this, Story, RDG, and staff are reviewing the inspection checklist to ensure the facility is ready to go.

Soil and Ground Water Contamination

It should be noted there have been no contaminated soils or groundwater found to date.

CHANGE ORDER SUMMARY:

There were zero change orders since the last report, and the changes thus far on the project are shown on the change order log (Attachment B).

To date, construction change orders for the project total \$396,167, or 18.87% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,703,833. There is also \$1 million set aside for mitigation of contamination issues, which has not been used at this time.

ATTACHMENT(S):

[Attachment A - 2026-01 Council Update.pdf](#)

[Attachment B - Change Order Log - 1-27-26.pdf](#)