



To: Mayor and City Council
From: Keith Abraham, Parks and Recreation Director
Date: October 22, 2024
Subject: Fitch Family Indoor Aquatic Center Monthly Update

To keep City Council informed of the construction status of the Fitch Family Indoor Aquatic Center, staff will be providing a written update at Council's second meeting of each month. Additionally, staff, along with representatives from Story Construction and RDG, will provide an in-person update once per quarter. If anything occurs during the project that requires Council action, staff will present this in a timely manner.

PROJECT UPDATE:

Story Construction has provided a Project Status Report (attached). It is important to note that the pump pit and backwash basin that was installed without the vapor barrier has been removed and reconstructed with the vapor barrier included. Terracon, the City's testing contractor on this project, inspected the installation of the vapor barrier for conformance with the contract documents.

Staff is finalizing the Scope of Work for Building Envelope Evaluation and Inspection Services and will be soliciting quotes from Terracon and SystemsWorks since both firms are under contract with the City for this project. Terracon is currently performing testing services and SystemsWorks is contracted for Commissioning services. Both are capable of performing the building envelope work.

Looking ahead, the precast concrete panels for the natatorium are scheduled to start arriving on-site in mid-November and will then be installed. One lane of Lincoln Way will need to be shut down while some panels are being installed and the CyRide bus stop will need to be relocated for a short time. It will be exciting to see the building being erected!

CHANGE ORDER SUMMARY:

There have been multiple change orders approved thus far for the project totaling \$224,314 or 1.2% of the construction budget. Also, 30% of the total cost of change orders thus far are attributed to buried and unknown conditions during site demolition and utility tie-ins. The contingency for this project is \$2.1 million. There is also \$1

million set aside for mitigation of contamination issues which has not been used at this time. A summary of the change orders and contingency balance are shown below:

Contractor	Change Order #	Description	Amount	Balance
Beginning Contingency Balance				\$2,100,000
All Star Concrete	1	Precast Enbeds Install Change Contracts	\$ 10,010	\$2,089,990
Core Construction	1	IDPH Permit Review, Precast Panel Joint Mods, Mechanical Louver Mods, Steel Lintel, Precast Enbeds Install Change Contracts	\$ 22,065	\$2,067,925
Core Construction	2	Misc. Structural Revisions & South Elevation Glazing Revised	\$ 3,979	\$2,063,946
Lansink Construction	1	Wet Room Door Change, Multipurpose Room Cubbies	\$ 42,129	\$2,021,817
Lansink Construction	2	Door 115A Change to FRP	\$ 2,858	\$2,018,959
Central States Roofing	1	IDPH Permit Review, Mechanical Louver Mods	\$ 1,647	\$2,017,312
Orning Glass Company	1	MP & Stretching Room Cubby & Hooks Add	\$ 0	\$2,017,312
Hilsabek Schacht	1	Wet Room Door Change	\$ 0	\$2,017,312
Hilsabek Schacht	2	Door 115A Change to FRP	\$ 0	\$2,017,312
Sande Construction	1	IDPH Permit Review Updates	\$ 1,370	\$2,015,942
Brockway Mechanical	1	Hydronic Pumps Flow Update	(\$ 2,320)	\$2,018,262
Brockway Mechanical	2	IDPH Permit Review Updates, 6" Storm Drain Relocation, Mechanical Louver Mods, Glycol Feed Dual Pump	\$ 38,702	\$1,979,560
Van Maanen Electric	1	IDPH Permit Review Updates	\$ 21,953	\$1,957,607
Van Maanen Electric	2	Transformer Relocate	\$ 14,237	\$1,943,370
Con-Struct	1	Water Service Disconnect	\$ 7,747	\$1,935,623
Con-Struct	2	Building Rubble Removal	\$ 45,419	\$1,890,204
Iowa Pipe & Grading	1	Storm & Existing Water Utility Conflict & Sanitary Tie in at N. 2nd Ave	\$ 14,518	\$1,875,686
Totals / Current Balance			\$224,314	\$1,875,686

Please note that Story Construction, RDG, and, in some cases, prime contractors will reject change order requests prior to City staff being involved to make a decision. There has been one change order thus far that has been rejected by staff.

ATTACHMENT(S):

[Story Construction Monthly Project Status Report 2024-10.pdf](#)