

MEMO

To: Mayor and City Council

From: Keith Abraham, Parks and Recreation Director

Date: April 28, 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 Update (Attachment A).

There are several updates for City Council regarding the project.

Precast Concrete Panels

Conversations regarding the 25-year warranty for the stain are ongoing as staff believes the warranty should cover labor as well as materials. The contractor has agreed to stain a 100' wide by 8' high mock up on the north side of the natatorium, although there is no timeline for when the work will be completed. Once the mock up is done, staff will present its findings at a future Council meeting.

Heated Sidewalk

Contractors removed the concrete that included the wire to heat the sidewalk. New wire was placed and new concrete was poured. The work was completed April 15-16 at no cost to the City.

Southwest Glazing

The temporary tempered glass has been removed, and the permanent glazing has been installed. This was also completed at no cost to the City.

State Inspection

Although the State did issue the City a license for each basin, two waivers needed to be submitted regarding water inlets in the lap pool and Recreation pool. State Code requires wall inlets in the lap pool to be no further than 5' from the corners. The southwest corner has one inlet at 5'9" from the corner and the other inlet is 7' from the corner. In the recreation pool, a floor inlet was not installed. Waters Edge has submitted these waivers and provided modeling showing that the water in both pools circulates sufficiently, which was the concern from the State.

Building Commissioning

The City hired a Commissioning Agent (CA) to ensure all equipment is working as expected. There are several items that the CA is working with the contractors to correct. Most notably, there are two items related to the imbalance of pressures and potential moisture between the natatorium and non-natatorium space.

Soil and Ground Water Contamination

No contaminated soils or groundwater has been found to date.

CHANGE ORDER SUMMARY:

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

Folding Seat Revisions - \$2,507. Staff directed the contractor to install different folding seats in the locker rooms which included drywall repair and painting.

Electrical Work Associated with Water Slide Railing, Boiler E-Stops, and Miscellaneous Items - \$17,430. These items were completed per staff direction.

To date, construction change orders for the project total \$546,059, or 26.0% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,553,941. There is also \$1 million set aside for mitigation of contamination issues, which has not been used at this time.

ATTACHMENT(S):

[Attachment A - Story Construction Monthly Project Status Update 2026-4.pdf](#)

[Attachment B - Change Order Log - 4-28-26.pdf](#)