

ITEM #: 47

DEPT: P&R

Staff Report

STEVEN L. SCHAIKER PLAZA UPDATE

June 9, 2026

BACKGROUND:

This update is being provided to City Council for information only. No action is being asked for at this time.

On February 27, 2026, the City Council held a special meeting and approved a two-part settlement agreement with Henkel Construction, the general contractor on the Schainker Plaza project (see agreements attached).

According to the agreements, Henkel Construction was to complete the remaining remedial work on the splash pad, artificial turf, seeded lawn, remote monitoring system, and punch list items by May 22, 2026. The completion of these items would then allow the City to partially occupy the north and east portion of the plaza (inclusive of the building and splashpad area), for an opening date anticipated in late May 2026.

Additionally, the agreements stipulate that no earlier than September 1, 2026, unless mutually agreed by both parties, Henkel will remove and replace the ice-skating ribbon. Completion of the overall project, including all ice ribbon punch list items, must be completed no later than November 15, 2026, at no cost to the City. Henkel Construction has also agreed to provide a schedule of work for the ice ribbon removal portion of the project in writing no later than June 8, 2026.

At the May 19, 2026 City Council meeting, staff provided an update stating that there were still a few outstanding items on non-ice ribbon portions of the plaza. Staff shared that the contractor indicated all the outstanding items were unlikely to be completed by May 22. **Council then directed staff to work with Henkel Construction to determine a mutually agreeable time extension beyond May 22 for completing all non-ice ribbon components of the Steven L. Schainker Plaza.**

Additionally, as of the update on May 19, the State had not been able to conduct a final pre-opening pool inspection for the spray pad, nor was there a scheduled time for final inspection.

Since May 22, 2026:

- Staff from the City and Henkel Construction agreed to have all items completed so the Plaza and spray pad can open the week of June 15.

- Representatives from the City, Henkel Construction, and Confluence met on site on May 26 to review punch list items to ensure they have been corrected in accordance with the plans and specifications. Completion status letters from each of the designers are attached to this report.
- Henkel Construction has completed all non-ice ribbon components of the Steven L. Schainker Plaza as expected, except for:
 - Fog Nozzles - Most of the fog nozzles in the spray pad area become submerged in water and therefore do not work. Confluence, project designer, is having conversation with Aquatic Design, spray pad design sub-contractor, regarding why the nozzles are not working properly when the other features are on. If there is a solution to this problem, it will not be corrected until after September 1, 2026.
 - Repair Precast Concrete Panels - There is a location near the west roof line of the building where the concrete has chipped out and needs to be repaired. Additionally, there is another chip out above the door inside of the east restroom. The contractor to perform these repairs is not available until the week of June 15.
 - Walkway Near the Food Truck Area - During the May 26 walkthrough, staff questioned the quality of a section of the concrete walkway. It appeared to be damaged during construction. The specific area is highlighted in the completion status letters from Confluence. It was agreed that Henkel would remove and replace this section as part of the ice ribbon rework since it could be further damaged during the repour of the ice ribbon.
 - Bicycle Concrete Pads - Staff noticed the bicycle concrete pads are smaller than what was specified, which will make it difficult to park bicycles. Henkel will remove and replace these while they are performing the ice ribbon work. In the meantime, staff will set up a temporary bicycle rack to accommodate bicyclists.
- The state inspector conducted a pre-opening pool inspection on Wednesday, May 27. The inspector was overall pleased with the facility but did cite several items needing correction. The items below labeled "Major" need to be completed before the City receives a license to operate. The issues that need to be addressed include:
 - Strainer Baskets - The features pump did not have a spare basket. **This has been corrected.**
 - Spray Pad Rule Signs - Staff has posted temporary signs while permanent signs are being made. **This is a City responsibility.**
 - Pump Interlock (Major) - The play feature pump needs to not operate if the recirculation system is not operating. **This was scheduled to be corrected Friday, June 5. An update will be provided at the June 9th Council meeting.**
 - Recirculation Rate (Major) - The spray pad's recirculation flow was 120 gpm, which does not meet the design turnover rate of 134 gpm. The pump speed will need to be increased slightly to achieve the required turnover rate. **This was scheduled to be corrected Friday, June 5. An update will be provided at the June 9th**

Council meeting.

- UV Disinfectant System (Major) - This was not operational due to a burnt bulb. **This has been corrected.**
 - Electrically Bonded Equipment - Three locations in the mechanical room were not bonded. **This has been corrected.**
 - Labeling of Pool Piping - Status labels on piping to distinguish the water (i.e. discharge, treated, backwash, etc.) was not in place. **This was scheduled to be corrected Friday, June 5. An update will be provided at the June 9th Council meeting.**
 - **The state inspector is scheduled to review the corrected items early next week. Staff anticipates obtaining the license later in the week of June 8.**
- Staff installed four concrete pads and benches in the plaza.
 - The adirondack chairs have been delivered to the site and staff will be assembling them prior to opening.
 - The tables with seating are expected to be delivered by July 1. In the meantime, park picnic tables will be brought to the plaza prior to opening.

City staff will be installing temporary fencing around the ice ribbon on Monday, June 8. Once the temporary fence is installed, Henkel will remove the fence around the perimeter of the plaza.

STAFF COMMENTS:

Henkel has been responsive to finishing tasks so the City can take temporary possession of the plaza. Staff is hopeful that the non-ice ribbon portion of the plaza will open the week of June 15.

ATTACHMENT(S):

[SettlementAgreementFullySigned.pdf](#)

[PartialOccupancyAgreementFullySigned.pdf](#)

[Final Back Punch Memo 2026-06-04.pdf](#)