

MEMO



To: Mayor and City Council

From: Keith Abraham, Parks and Recreation Director

Date: February 24, 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 items that City Council needs to be updated on regarding the project.

Precast Concrete Panels

Staff continues to work with Story and RDG regarding the precast concrete panels. A Notice to Cure letter has been sent to the Bid Package Contractor which included the need to respond by February 23. Three stain colors have been selected to be applied to the mockup panel and will be done soon. Staff, along with RDG and Story Construction representatives, will provide an update to City Council in March.

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) was issued to keep the project moving forward. The work began on February 9 and is expected to be completed by February 23. The cost estimate to do this work is \$34,210. Staff has had conversations with Story and the contractor regarding who is to pay for this change. Through these discussions, it has been agreed that the City will pay \$20,000, the contractor \$12,210, and Story \$2,000. All parties feel this is a fair resolution and a change order has been processed administratively.

Substantial Completion Dates

The revised substantial completion dates are as follows:

February 27 - 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 early April. Efforts to expedite the procurement of the glazing have been unsuccessful. Story has informed the Pool Bid Package Contractor that they are responsible for paying for the purchase and installation of temporary tempered glass in this area.

State Inspection

The state inspection 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 City 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 five change orders since the last report, and the changes thus far on the project are shown on the change order log (Attachment B).

Roller Shade in Aquatic Manager Office - \$1,103. Staff requested the contractor add a roller shade on the door of the office to provide privacy when needed.

AV Media Touch Pads, Antenna, and Mic - \$1,212. Staff directed these to be installed as they are needed for aqua classes that will be offered in the lap pool and wellness pool.

Aquatic Storage Rooms HVAC - \$6,626. Staff asked for fans to be installed and changes be made to the HVAC system to provide increased air flow in these rooms to dry wet equipment between uses.

Aquatic Storage Rooms Piping Insulation - \$1,141. The Building Commissioning agent recommended insulating the piping in these rooms and staff agreed.

Redo Conduit in Thickened Slab in Maintenance Area - \$483. Staff requested a thicker slab in the maintenance area and because of this, conduit had to be installed deeper than what was originally done.

To date, construction change orders for the project total \$406,732, or 19.37% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,693,268. 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 2026-2.pdf](#)

[Attachment B - Change Order Log - 2-24-26.pdf](#)