

Staff Report

STEVEN L. SCHAIKER PLAZA UPDATE

November 26, 2024

BACKGROUND:

The last update provided to City Council regarding the construction of Steven L. Schainker Plaza was at the Council's September 3, 2024 meeting. At that time, staff presented options offered by Henkel Construction to remedy the unacceptable ice-skating ribbon concrete surface. The City and Henkel are still discussing how to move forward and find a solution to fix this problem.

At the September City Council meeting, an updated construction schedule from Henkel was shared, which indicated most of the non-ice ribbon components of the project would be completed by October 8. This report provides an update as to what has been accomplished in the last few months.

CONSTRUCTION PROGRESS:

There has been construction progress made since the last update to City Council. Below is a summary regarding what has been done regarding the ice-skating ribbon and the other items.

Ice Skating Ribbon - As a reminder, Henkel Construction provided four options to remedy the unacceptable concrete surface which were reviewed by the City's concrete expert, Neal Anderson. In order to evaluate the options presented, the City needs two pieces of information; 1) an elevation survey of the ice-skating ribbon surface, and 2) a ground penetrating radar (GPR) survey.

The elevation survey will provide the surface height relative to the concrete border surrounding the ribbon so the high and low spots can be identified. The GPR will locate the wire mesh within the concrete slab and determine the depth of the mesh. According to the plans, the wire mesh is attached to the top of the refrigerant tubing.

Knowing the depth of the mesh and tubing will indicate which, if any, of the remedy options can be considered. A component of the GPR survey is to calibrate the GPR equipment. This is done by chipping a hole in the concrete to the depth of the mesh. Henkel has agreed to perform this chipping. The City will contract with Terracon to perform the elevation survey and the GPR. Henkel has agreed to reimburse the City for the cost of both surveys.

Staff is working with Henkel to get a change order in place and signed before any further work gets completed. The goal is to complete the elevation survey and the GPR survey as quickly as possible once the change order is received signed. The work will be completed also as soon as possible, weather dependent. The survey results will help determine if any of the proposed options to remedy the concrete surface is feasible; however, it should not be assumed that if there are any feasible option(s), it will be pursued. After reviewing survey results, a decision will still be needed to determine next steps.

Restroom Building- The building is complete; however, staff did a punch list walkthrough with the

contractor on November 14 and there are 93 items needing correction. A walkthrough will need to be completed with Everything Ice (regarding the ice making system) and Fountain Tech (regarding the spray pad equipment) when their work is completed. These items include sealing pipe penetrations through the walls, touching up paint areas, smoothing out patch work, installing missing electrical covers, grinding smooth some metal beams, and much more.

Spray Pad - The concrete for the entire spray pad has been poured with two contrasting colors being used. The activation bollards, chlorination system, UV disinfection, pumps, and controllers have been installed. The system was pressure tested recently; however, the entire system will need to be tested in the spring 2025. Please note the wrong chlorine feeder was installed and the contractor is replacing it with the correct one at no cost to the City.

Irrigation - The irrigation for the entire site has been installed which includes the controllers. This system has been tested and winterized.

Landscape Beds - The beds have been graded and edged with landscape block.

Concrete and Paver Work - Most of the concrete work is complete with the remaining work to be completed by November 30. The pavers adjacent to the spray pad and the building are installed with sand being brushed into the cracks.

UPCOMING ACTIVITIES:

Although progress has been made on the non-ice-skating ribbon items, there are a number of items that still need to be completed. Some of these will happen in the next several weeks, others will be finished in the spring of 2025.

Trees and Shrubs - These will be planted by November 30 which is within the Landscape Architect's planting window. After planting, hydro-mulch will be sprayed over the landscape beds to provide erosion control until the remainder of the vegetation is planted in the spring.

Seeding Turf - To ensure the grass seed does not germinate prior to winter, the contractor is waiting for the soil temperature to be below 50 degrees. Prior to seeding, final grading must be completed.

Valve Box Cover - This cover is on site, but needs to be installed.

Winterize Restrooms - This includes disassembling the flush valves and putting environmentally friendly antifreeze in the drains.

Tree and Surrounding Area Adjacent Bank Property - There is an area east of the spray pad where the ground is several feet too high with a tree growing on it. Since the tree is on bank property. Staff has spoken with bank representatives, and the bank has allowed the City to remove the tree and regrade the area. This work will be done in-house and will save the City several thousand dollars in change orders to fix the problem.

Fixtures, Furniture, and Equipment (FFE) - Items such as tables, chairs, benches, trash receptacles, ice skates, etc. will be purchased this winter and spring by City staff.

CHANGE ORDERS:

Attached is a summary of change orders associated with this project.

STAFF COMMENTS:

This project has been under construction for a long time and residents are anxious for the Plaza to open. However, it still remains as a construction zone today, and therefore, the Plaza will remain closed until all the work is finished and the turf and landscape beds are well established.

The ice-skating ribbon concrete surface issues remain to be resolved, and staff will review the remedy options once the additional information stated above is received. Discussion regarding potential dates for opening the Plaza will commence once all work has been completed and a decision on the ice-skating ribbon has been made.

ATTACHMENT(S):

[Steven L. Schainker Plaza Change Order Status 11-26-24.pdf](#)