



To: Mayor and City Council

From: Keith Abraham, Parks and Recreation Director

Date: June 24, 2025

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 Report (Attachment A).

Story Construction and RDG Planning and Design are 96% complete with reviewing shop drawings and submittals. This activity will continue until 100% complete.

CHANGE ORDER SUMMARY:

There were five change orders recently approved, and the changes thus far on the project are shown on the change order log (Attachment B). The five change orders are shown below:

Contractor	Change	Amount
Core Construction	Channel Support	\$3,739
Forrest & Associates	Channel Support	\$1,163
Lansink Construction	Wood Blocking	\$ 752
Central States Roofing	Roofing Over Hollow Core	\$5,116
Hilsabek Schacht	Precast Pocket Covers	\$2,598

The following is the list of the recent change orders:

1) To keep the project moving, an interior masonry wall was constructed prior to the building being enclosed for cold weather. As a result, a crack developed due to the fluctuation in temperatures. 2) Wood blocking was added to wall support to provide more space for wires. 3) There were concerns with the unevenness of the roofing membrane over the hollow core concrete ceiling in the mechanical and electrical room. Staff directed Central States Roofing to make sure the final surface was quality, level, and will avoid punctures, thus the additional cost. 4) Staff did not like the look of the precast pockets and directed Hilsabek Schacht to add covers to these areas.

To date, change orders for the project total \$264,833, or 12.61% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,835,167. 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 2025-6.pdf](#)

[Attachment B - Change Order Log - 6-24-25.pdf](#)