



To: Mayor and City Council
From: Keith Abraham, Parks and Recreation Director
Date: October 28, 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 97% complete with reviewing shop drawings and submittals. This activity will continue until 100% complete.

It should be noted there have been no contaminated soils or groundwater found to date.

CHANGE ORDER SUMMARY:

There were nine change orders recently approved, and the changes thus far on the project are shown on the change order log (Attachment B). Staff directed contractors to implement the nine change orders which are detailed below:

1) Additional changing room tile - \$2,597. *Staff reviewed what was tiled and it did not convey a sense of completeness. Therefore, staff asked to have additional areas and headers tiled.*

2) Wellness precast vertical joint and frame top of masonry - \$3,656. *The vertical joints between some precast panels were specified to be caulked. Staff did not*

like the appearance, so the joints now have a metal covering. There is a masonry wall in the maintenance area that did not go to the ceiling. Staff directed the contractor to frame and drywall the open area so it is closed.

3) Curtain wall and metal panels at southeast corner of building - \$599. *This was a unique situation where a joist landed on tube steel header. The tube steel needed to be foamed and wrapped in plywood to provide a thermal barrier between the steel and the exterior metal panel. Staff directed this work to be done.*

4) Sump pump rail system and backwash pit grate - \$4,744. *For the safety of staff performing maintenance, staff directed the contractor to add a rail system so the sump pump can be brought to the surface to work on. The backwash pit grate is not required by code; however, staff felt it is necessary to have to provide a safe work area and thus directed the contractor to install one.*

5) Omit sprinkler heads at main entry exterior - (\$700). *These are not required on the exterior so staff approved omitting them.*

6) Wiring auto door operators in changing room corridor - \$959. *Staff directed two additional operators be added (previous change order) and this is the cost of wiring them.*

7) Planting revisions - (\$737). *Staff requested changes to the planting plan which resulted in a deduct.*

8) Curb strip restoration - \$9,702. *Parks and Recreation staff is planting the grass throughout the site. Since Con-Struct was doing the earthwork, staff requested they prepare the right of way strips which was not included in the original contract.*

9) Replace curb & gutter on Oak Avenue - \$27,130. *The curb and gutter along Oak was in poor shape, so staff directed the contractor to remove and replace.*

To date, change orders for the project total \$379,298, or 18.06% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,720,702. 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 2025-10.pdf](#)

[Attachment B - Change Order Log - 10-28-25.pdf](#)