

ITEM #:	<u>22</u>
DATE:	<u>12-16-25</u>
DEPT:	<u>P&R</u>

COUNCIL ACTION FORM

SUBJECT: FITCH FAMILY INDOOR AQUATIC CENTER

BACKGROUND:

This Fitch Family Indoor Aquatic Center (FFIAC) report provides City Council with the monthly project update, including the appearance of the precast concrete panels, and a request for Change Order #2 to Story Construction for construction management services.

MONTHLY 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 and will provide a written update at Council's second meeting of each month.

Additionally, staff, along with representatives from Story Construction (Story) 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 100% complete with reviewing shop drawings and submittals.

The Substantial Completion Date (SCD) for the non-natatorium areas is January 23, 2026, while the SCD for the natatorium has been moved to February 13, 2026. Staff was made aware of this on Wednesday, December 10 and is discussing how this will impact the opening of the facility.

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

APPEARANCE OF PRECAST CONCRETE PANELS:

At the October 28, 2025 City Council meeting, staff along with representatives from RDG and Story Construction, described the mottled appearance of the gray, sinus wave precast concrete panels. Staff indicated this was not the look the City was expecting and that RDG and Story were investigating possible causes and potential resolutions to this problem.

RDG and Story investigated the following items as possible causes:

1) Integral pigment/color admixture - The specifications call for the panels to use integral color admixture to produce panels matching Sherwin Williams "Rushing River". **It was determined that the contractor did not use an admixture in the concrete mix and instead used a blend of gray and white cement to achieve a similar color. Additionally, the contractor never submitted a mix design for the design team to review.**

2) Smooth cast panels may lead to mottling - According to the Precast Concrete Institute (PCI), smooth cast panels have a tendency to experience mottling, especially gray colored concrete.

3) Environmental factors such as sun exposure, airborne particulates, etc. - It was determined these factors may contribute to the mottling but it was hard to quantify how much these factors were a cause.

4) Detergent washing methods used onsite - Story Construction met with the washing contractor about the method used for cleaning the panels as the specifications called for the use of bristle brush to scrub the panels. The contractor used a pressure washer as they do on all projects involving precast concrete panels. The contractor indicated this type of mottling does happen quite often and suggested staining as a potential solution.

5) Inconsistent concrete mixing - If the concrete is not mixed well, the end result could be color variations in the appearance. Again, this was hard to quantify and does not seem to be a contributing factor.

6) Form release agent could still be present on the wall panels - Story Construction asked the contractor if they had used a different agent or could residue from the agent still be present. The contractor has been using the same release agent for many years and did not feel residue was the issue. The panels do not seem to have residue left behind from the form release agent.

7) Efflorescence - This is a white, crystalline deposit that appears on the surface of concrete due to water-soluble salts migrating to the surface and evaporating. It was determined this was not an issue with these panels.

8) Change in cement makeup in recent years - To be more sustainable, some cement has limestone added and this addition may be a cause. However, it does not appear limestone was used in producing these panels.

Additionally, staff contracted with a concrete expert company, Simpson Gumpertz & Heger (SGH), to obtain a professional opinion from concrete engineers. In addition to the above items, SGH stated that differential drying time may be a contributing factor, but it is hard to determine if it was a factor with these panels.

RDG, Story, and SGH, all agree that no matter what the cause, there are two potential solutions:

1) Time - Do nothing and see if the issue improves over time. SGH indicated they would expect the mottling to be lessening after one year and that does not appear to be the case.

2) Stain - Applying a penetrating stain will cover the defects but will not take them away. The darker the stain, the more the defects are hidden. SGH indicated stain is routinely used on precast concrete panels.

In Attachment C, RDG's opinion is that the mottling of the sinus wave precast panels is due to the contractor failing to include integral color in the panels. Additionally, the

contractor failed to submit a design mix for the panels, which does not allow for any additional reviews. For these reasons, RDG is recommending staining the precast concrete panels. If this option is pursued, staining would not take place until the spring when temperatures are conducive to applying the stain.

At this time, no decision from Council on the solution for the precast panel is being requested. Staff will explore further on the responsibility, cost, and maintenance requirements of staining.

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).

1) Hoist Beam End Stop - \$1,356. *Staff noticed there was no end stop to prevent the hoist from running into adjacent duct work and directed the contractor to add one.*

2) Entry Way Column Metal Wrap - \$438. *Staff did not like the look of the entry way columns and directed the contractor to add a metal wrap.*

3) New Light Fixture for Vestibule & Exterior - \$2,411. *Staff was concerned about being able to maintain these lights so a different fixture was selected. Remote drivers are included which will minimize the time required to replace the drivers.*

4) Change TV Mounting Heights - \$1,049. *Staff directed the contractor to raise the TV mounting boxes so sight lines will not be obstructed during viewing.*

5) Southeast Planting Revisions & Dormant Seed Matting - \$2,575. *The plan called for large overstory trees on the southeast side of the building and the space is not large enough for these trees. Staff directed the contractor to install other plantings and mulch which is more appropriate for this area. Staff also directed the contractor to install dormant seed matting in the biocell on the northwest side of the property.*

To date, change orders for the project total \$396,167, or 18.87% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,703,833. There is also \$1 million set aside for mitigation of contamination issues, which has not been used at this time.

CHANGE ORDER #2 FOR STORY CONSTRUCTION:

On December 13, 2022, the City entered into a contract with Story Construction for Construction Management services related to the construction of the Fitch Family Indoor Aquatic Center for the amount of \$1,392,229. At that time, Story Construction was unable to provide a cost estimate for construction support services without knowing the full scope of the project. The cost estimate was later provided and on February 27, 2024, City Council approved Change Order (CO) #1 in the amount of \$978,886 for Construction Support Services (Bid Package #5). The new contract total after Change Order #1 was \$2,371,115.

Change Order #2 is now being presented to Council for approval. This CO reflects changes to the different components of the contract and aligns with a 25-month

construction duration versus an 18-month duration which was used for Story's initial proposal. An estimated construction cost of \$18,500,000 is now being used versus a \$20,500,000 that was used in Story's proposal.

A breakdown of the original contract and change orders are shown below.

Service	Original Contract	Change Order #1	Change Order #2	Revised Contract
Pre-construction Phase	\$ 135,327			\$ 135,327
Construction Management Fee	\$ 430,500		(\$ 42,000)	\$ 388,500
Construction Staffing Fees	\$ 765,022		\$335,689	\$1,100,711
Reimbursables	\$ 61,380		\$ 17,050	\$ 78,430
Construction Support Services	\$ 0	\$978,886	(\$ 99,739)	\$ 879,147
Totals	\$1,392,229	\$978,886	\$211,000	\$2,582,115

As shown above, the Construction Management Fee (2.1% of construction cost) and Construction Support Services are decreasing in Change Order #2, while Construction Staffing Fees and Reimbursables are increasing. **The increase of \$211,000 will be funded through the project contingency which has a current balance of \$1,703,833.**

Council may ask why the construction duration increased from 18 to 25 months, and should the City be responsible for all or a portion of the cost associated with the construction delay. There were delays with the production of the precast concrete panels which in turn caused some contractors to balance commitments to this project and other construction projects. Representatives from RDG and Story Construction will be present at the meeting and can speak to this aspect.

ALTERNATIVES:

1. Approve the following:
 - a. Motion accepting the Fitch Family Indoor Aquatic Center monthly report.
 - b. Resolution approving Change Order #2 for Construction Manager services to Story Construction in the amount of \$211,000.
2. Approve the following:
 - a. Motion accepting the Fitch Family Indoor Aquatic Center monthly report.
 - b. Do not approve Change Order #2 for Construction Manager services to Story Construction in the amount of \$211,000.
3. Do not approve the Fitch Family Indoor Aquatic Center monthly report or Change Order #2 for Construction Manager services to Story Construction in the amount of \$211,000.

CITY MANAGER'S RECOMMENDED ACTION:

The Monthly Project Update provides information regarding the progress being made on the construction of the aquatic center and a summary of approved change orders. The most significant update is that of the substantial completion dates for the non-natatorium areas (January 23, 2026) and the natatorium (February 13, 2026). This may delay the opening of the aquatic center from March to April. Staff will continue to work with Story Construction and RDG to monitor construction activities with the intent to avoid any additional delays.

Additionally, this report provides possible causes and potential solutions to the appearance of the precast concrete panels. At this time, no decision is needed, and staff will continue to explore both potential solutions and bring additional information to a future Council meeting.

Lastly, Change Order #2 is necessary to continue paying Story Construction for providing Construction Management Services. **The \$211,000 will cover through substantial completion of the project as currently planned, punch list follow-up items, and any items that need to be completed in the spring.**

Delays have caused the project duration to go from 18 to 25 months for various reasons. Staff will continue to review and determine if any expenses due to delays can be recouped if a responsible party can be identified.

Therefore, it is the City Manager's recommendation to approve Alternative No. 1 as stated above.

ATTACHMENT(S):

[Attachment A - Story Construction Monthly Project Status Update 2025-12.pdf](#)

[Attachment B - Change Order Log - 12-16-25.pdf](#)

[Attachment C - RDG Recommendation for Precast Panels.pdf](#)