



To: Mayor and City Council
From: Keith Abraham, Parks and Recreation Director
Date: March 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 updated for City Council regarding the project.

Precast Concrete Panels

Three stain colors have been selected and applied to the mockup panel. Details regarding this item are being presented in a separate Council Action Form on the March 24 City Council Agenda.

Polished Concrete Floors

The work to grind the lobby and hallway floors to a Class C finish has been completed. The finished product in most of the areas look good but some inconsistencies remain. Staff is not recommending any additional work to these floors.

Heated Sidewalk

Staff was notified on March 18 that the heated sidewalk in front of the main entrance is not working. Story Construction is working with contractors to

determine a fix which may include removing the concrete and redoing this work. The heated sidewalk was included due the north facing entrance and the potential of snow/ice buildup during the winter months.

Substantial Completion Dates

The building has been substantially completed and contractors are working on addressing punch list items. A temporary Certificate of Occupancy has been issued, and staff is moving in equipment and supplies to get the facility ready for opening. Staff training is also occurring at this time.

Please note that the glazing for the southeast portion of the natatorium has a long lead time and will need to be installed in early to mid April. Efforts to expedite the procurement of the glazing were unsuccessful. Temporary tempered glass was installed in this area at no cost to the City. The temporary glass will be replaced when the correct glass panels arrive.

State Inspection

The state inspection regarding all components related to the operation of the aquatic areas occurred on March 3 with a follow-up inspection done on March 6. There are a couple of items that are still outstanding; however, the City did receive licenses for each basin, and they are eligible to be opened for use.

Soil and Ground Water Contamination

No contaminated soils or groundwater has been found to date.

CHANGE ORDER SUMMARY:

There were 13 change orders since the last report, and the changes thus far on the project are shown on the change order log (Attachment B). The attachment includes a 14th change order for Lansink Construction, which is detailed in a separate Council Action Form since it requires City Council approval.

Polished Concrete Floors - \$22,000. Staff directed the contractor to grind the polished concrete floors to a Class C finish. Of the total approximate cost of \$34,000, the City will pay \$20,000 as Story Construction is providing the City a \$2,000 credit, and the contractor is responsible for the remaining cost.

Mechanical Equipment Relocation in Maintenance Area - \$7,885. This is for concrete associated work related to the relocation of equipment within the Maintenance area.

Folding Seats and Sanitary Dispensers - \$3,329. Staff desired different seats and dispensers in the locker rooms and restrooms.

Stainless Steel Railing at the Water Slide - \$10,732. The railing was installed per City Inspections.

Temporary Glazing - \$3,870. The temporary enclosure was removed so the

contractor could install framing for the glass. Since there is a ten-week lead time, temporary glass was installed. The contractor responsible for the delay that caused this issue is providing a credit to the City to offset this cost. Additionally, Story Construction is paying \$3,870 to the contractor as the total cost of this glazing was \$7,740.

Emergency Stops Added - \$269. Staff asked for two additional emergency stops for the play structure and the current channel to be added in the lifeguard room.

Temporary Glazing Credit & SS Railing at Water Slide - (\$3,685). This reflects the credit for the aforementioned glazing and some work for the stainless-steel railing at the water slide.

Mechanical Equipment Relocation in Maintenance Area - \$44,749. This change order was approved by City Council at its March 10, 2026 meeting.

Boiler E-Stop and Carbon Monoxide Detectors - \$404. These items were added per City Inspections.

AV Media Player Touch Pads Antenna & Mic - \$15,144. Staff added this equipment to enhance programming in the natatorium.

Aquatic Storage HVAC & Boiler Breaker Voltage - \$8,348. Changes were made as staff had concerns regarding air flow in the aquatic storage rooms.

Distributed Antenna System (DAS) Credit and Combo Starter NEMA 4 - (\$2,142). City IT staff indicated the DAS is not needed due to other systems in place and a credit was issued.

Microwave Circuit and Flood Prevention Valve Alert - \$1,524. These were added per staff direction.

Maintenance Area, Water Slide Railing, Boiler E-Stops, Misc. - \$7,233. These are electrical portions of previously described change orders.

To date, construction change orders for the project total \$526,122, or 25.05% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,573,878. 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 2026-3.pdf](#)

[Attachment B - Change Order Log - 3-24-26.pdf](#)