



# Salt Lake City Warm Springs Plunge Building Stabilization & Repair Project

Monthly Project Report  
May 2025

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**MOCA**

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## 1. Executive Summary

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The Warm Springs Plunge stabilization project made substantial progress in May 2025, with key advancements in structural repairs and system upgrades. The focus was on completing gable frame repairs, initiating horizontal beam repairs, and addressing roof drainage issues. Significant milestones included reaching 100% completion of gable frame repairs across Grid Lines D-K, completion of concrete infills at Grid Line B and other areas, and the initiation of Carbon Fiber Reinforced Polymer (CFRP) application preparations. The project team continued collaboration with the contractor, design team, and city stakeholders to ensure compliance with budget and regulatory requirements.

- Gable Frame Repairs: Completed repairs to 100% across Grid Lines D-K, with Sika products (Armatec and SikaQuick VOH) applied, and CFRP materials delivered for application.
- Horizontal Beam Repairs: Initiated demolition and repairs, currently at 50% completion.
- Roof Drainage: Roof drain coring completed, and new pipes installed to address non-functional drains.
- Chimney Repairs: Permit application submitted and under review; pricing finalized and submitted to the insurance provider.
- Mechanical and Electrical Systems: Electrical and mechanical subcontractors mobilized, with work starting and additional bids reviewed for cost optimization.
- Terra Cotta Repairs: Product data approved, samples sent for color matching, and preliminary cleaning underway.

### Next Steps in June

The project team will focus on completing horizontal beam repairs, initiating CFRP application, finalizing chimney repairs pending permit approval, and advancing electrical and mechanical installations. The contractor will address exterior stucco exploratory work and continue within budget constraints to ensure all critical tasks are completed efficiently.

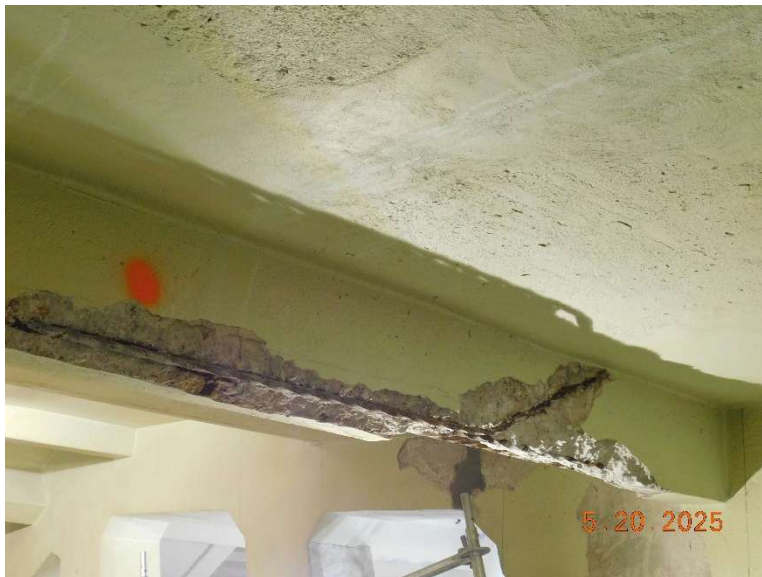
## 2. Project Photographs

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### Wasatch Plunge Warm Springs Building – Project Photos 5/2025

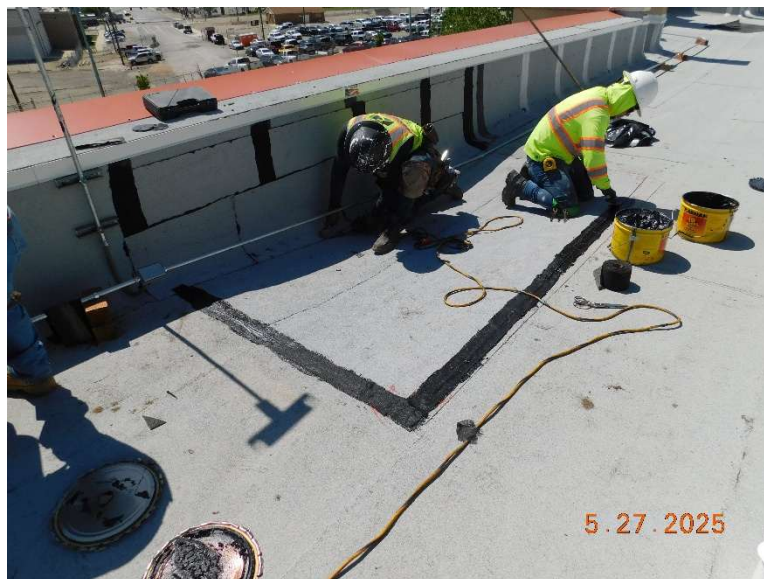
















### 3. Budget/Cost Summary

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The project remains within budget, with change orders (CO-14 to CO-17) for gable frame repairs, electrical/mechanical work, and lawn care submitted and pending city processing. Costs for chimney repairs and roof drain daylighting have been finalized and submitted for insurance and city approval. All expenditures are tracked in Procore for accurate budget monitoring.

All additional costs associated with these items are within the project's allocated funding. Once approved, the change orders will be documented and tracked in Procore, the city's project management software. This ensures accurate budget updates in the tracking spreadsheet and facilitates close monitoring of expenditures against the established budget.

### 4. Next Month Look-Ahead

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Expected construction activities at the WSP in the next month:

- Complete horizontal beam repairs, targeting 75% completion.
- Begin CFRP application on gable frames following mock-up approval.
- Finalize chimney repairs upon permit approval and insurer feedback.
- Continue electrical and mechanical installations, including exhaust fan openings.
- Progress exterior stucco exploratory work and terra cotta repairs.
- Remove remaining scaffolding along Grid Line B and advance post-tension cable repairs in tunnels and under the large pool.
- Continue weekly Owner, Architect, and Contractor meetings to address RFIs, PCOs, and project progress.

**END OF REPORT**

