

Salt Lake City | City County Building Seismic Repair Work Summary.

Project Overview:

On March 18th, 2020, a 5.7 magnitude earthquake hit the Salt Lake City area. As a result of that event, the City & County Building sustained some damage to the building's interior plaster work. The scope of this project is to repair and restore the City & County Building to its initial state prior to this seismic event. The repair work aims to restore and reinforce the interior plaster and paint surfaces of a building that have been damaged or weakened by seismic activity. The project involves a comprehensive assessment of the affected areas, planning for repairs, and implementing measures to ensure the structural integrity and aesthetic appeal of the interior spaces.

Project Objectives

Safety Assurance:

The primary objective of the project is to ensure the safety of the building's occupants by repairing and reinforcing damaged plaster work to withstand potential future seismic events.

Restoration of Aesthetics: The project aims to restore the interior spaces to their original aesthetic condition, prior to the seismic event.

Long-term Durability:

The repairs will be carried out using high-quality materials and techniques to ensure the durability and longevity of the plaster work.

Minimal Disruption: Throughout the project, efforts will be made to minimize disruption to the occupants, ensuring a smooth and efficient execution of the repair work.

Scope of Work:

Inspection and Assessment: A thorough inspection was conducted by the Design Consultant's team; they identify areas where plaster had sustained damage due to earthquake. The Design Consultant's assessed the extent of the damaged areas and determine appropriate level of repairs. The repair work will be carried out through a phasing plan developed by the city and contractor. The phasing plan represents the spatial needs and limits of disruption of each floor and departments during the repair work. The current phasing plan has been attached to this letter for your use. During construction the project team will provide temporary protection and circulation of the existing condition to complete the repair work. Temporary protection shall be installed and removed per the applicable phasing plan. Artwork and furniture will be relocated within the phasing space for plater repair and painting work.

Repair Plan Development:

Based on the assessment, a detailed repair plan was developed, by the project team, outlining the specific method, techniques, materials, and timelines required to restore the plaster and paint work.

Phasing Plan:

Per the developed phasing plan created by the project team with input from the building departments, each phase will have a duration of 12 weeks. Prior to the start of each phase, the project team will coordinate a date and time to meet each departments project representative and do a walkthrough of their space with the project team and moving company. Preferably this walkthrough will take place a few weeks prior to the start of construction in that department area. During this walkthrough, we will

conduct a thorough assessment of all office assets, equipment, and furniture that will need to be removed or relocated. The project team will provide packing material and labels to the department so they can begin preparations for relocation. City IMS will be working with each department on relocating any communication and or network systems requirements and storage of monitors, keyboard, and other computer equipment. For each phase, the first few days the project team will begin to install partition walls to cordoned off the construction area from the building occupants and public. During this same time project movers will be in to move and relocate office assets, equipment, furniture, and city artwork. Once all the office assets have been relocated, seismic repair work in that phase will begin. When the repair work is completed, and painting finished the project team will inform and coordinate with that department the process of moving equipment and furniture back into their space. The project team will remove the partitions and place back the relocated office assets, equipment, furniture, and artwork into their respective place. The portraits on the 3rd floor hallway will be reinstalled by City Public Arts group. The project team will coordinate with City IMS to have communication and network systems reestablished in the space. IMS will work with the departments when moving back in, to ensure there's no issues with connecting into the city's system.

Structural Reinforcement:

Where necessary, structural reinforcement measures will be implemented to strengthen the plaster to preventing future damage.

Surface Preparation:

Before applying new plaster and paint, the damaged surfaces will be prepared by removing loose material, smoothing irregularities, and ensuring a clean canvas for restoration and applying new plaster.

Plaster Application:

The projects skilled plaster subcontractor will apply pre-approved plaster materials to the damaged areas, following industry best practices to achieve a finish that matches the existing wall pattern and texture.

Painting:

Once the plaster has been applied and cured to manufactures recommendations, paint will be applied, by our project painters. They will match existing colors and apply paint to restore the interior surfaces where work was performed to their original appearance prior to the seismic event.

Quality Control:

Regular inspections will be carried out during and after the repair process by the project team to ensure and maintain the highest standards of quality are being met.

Timeline:

The current estimated project completion date is the end of September 2024 from the commencement date. Project duration may vary based on the extent of damage and the complexity of the repairs, change order requests and or other schedule impacts.

Budget:

The current projected construction budget for the Interior Seismic Repair Work of the City County Building is \$3.1 million. This includes materials, labor, equipment, moving of existing furniture and artwork and any necessary reinforcements.

Project Team:

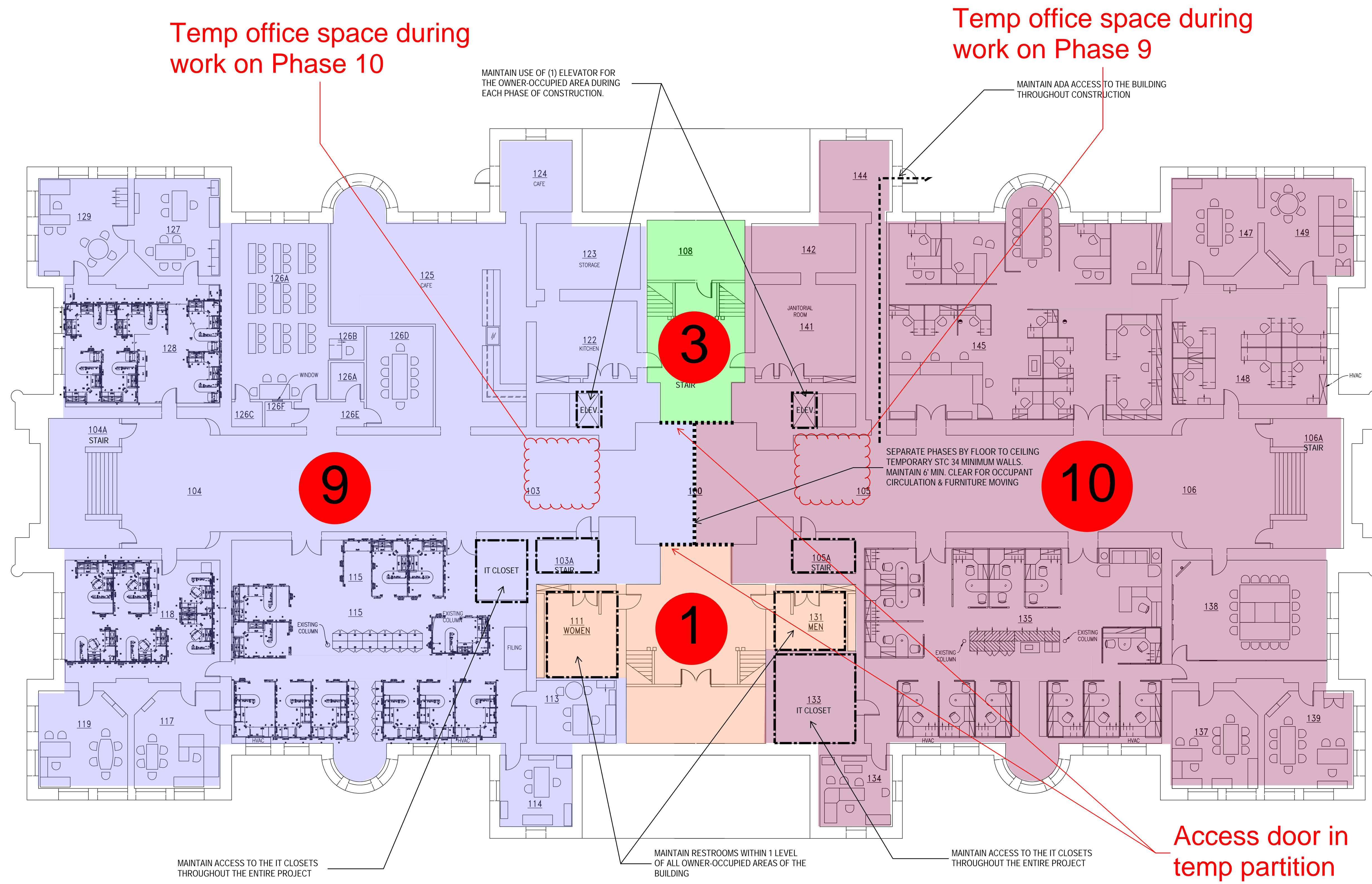
The project team consists of city representatives from Engineering and Facilities, Owners Representative, Design Consultants, Constructor and Subcontractors. The contractor and subcontractor have been pre-approved by city engineer and selected based on their experience in historical preservation and plaster restoration work.

Conclusion:

The City & County Building Interior Seismic Repair Work project is essential to ensure the safety and aesthetics of the building's interior spaces. By undertaking this project, the project team aims to restore the integrity, visual appeal, and provide a safe environment for the occupants and public.

REVISIONS:

July 19 - Remove Art & Furniture October 10 - Work Complete	PHASE 1
October 16 - Remove Art & Furniture December 19 - Work Complete	PHASE 3
June 27, 2024 - Remove Art & Furniture Sept 3, 2024 - Work Complete	PHASE 9
July 22, 2024 - Remove Art & Furniture Sept 26, 2024 - Work Complete	PHASE 10
GENERAL NOTES: 1) CONSTRUCT THE REPAIR PROJECT IN PHASES. CONTRACTOR MUST OBTAIN CERTIFICATE OF OCCUPANCY FOR EACH PHASE. 2) MAINTAIN (2) MEANS OF EGRESS FOR THE OWNER-OCCUPIED SPACE DURING EACH PHASE OF CONSTRUCTION	



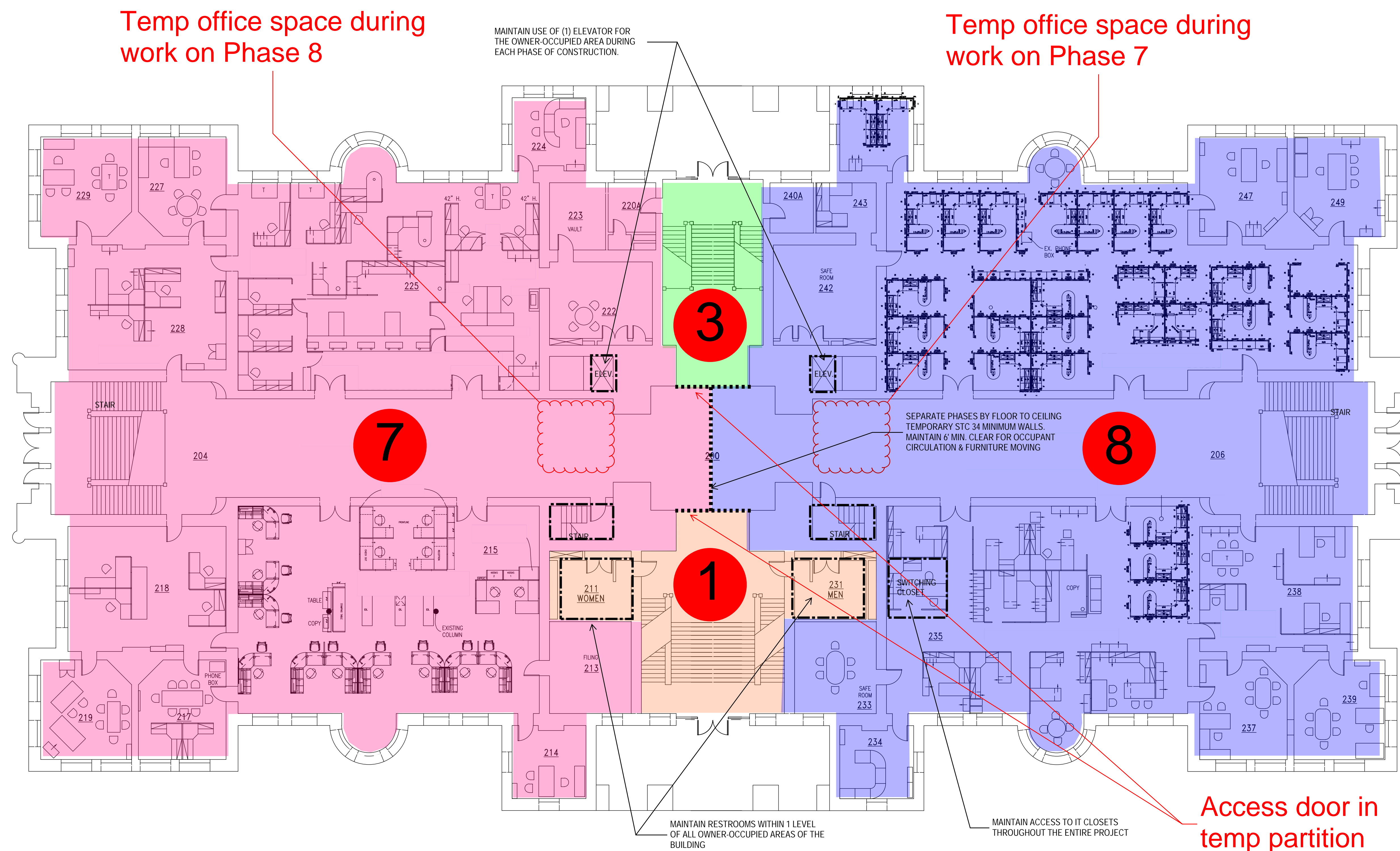
LEVEL 1

CONSTRUCTION DEVELOPMENT
SALT LAKE CITY AND COUNTY BUILDING SEISMIC REPAIRS
451 STATE ST.
SALT LAKE CITY, UT 84111
SALT LAKE CITY CORPORATION

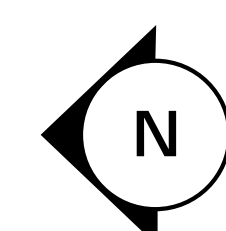
451 STATE ST.
SALT LAKE CITY, UT 84111
OWNER PROJECT NO.: FAC20044
GSBS PROJECT NO.: 2021.065.00
ISSUED DATE: 03/24/2023
PHASING LEVEL 1

REVISIONS:

July 19 - Remove Art & Furniture October 10 - Work Complete	PHASE 1
October 16 - Remove Art & Furniture December 19 - Work Complete	PHASE 3
April 19, 2024 - Remove Art & Furniture June 26, 2024 - Work Complete	PHASE 7
May 14, 2024 - Remove Art & Furniture July 19, 2024 - Work Complete	PHASE 8
GENERAL NOTES: 1) CONSTRUCT THE REPAIR PROJECT IN PHASES. CONTRACTOR MUST OBTAIN CERTIFICATE OF OCCUPANCY FOR EACH PHASE. 2) MAINTAIN (2) MEANS OF EGRESS FOR THE OWNER-OCCUPIED SPACE DURING EACH PHASE OF CONSTRUCTION	



LEVEL 2



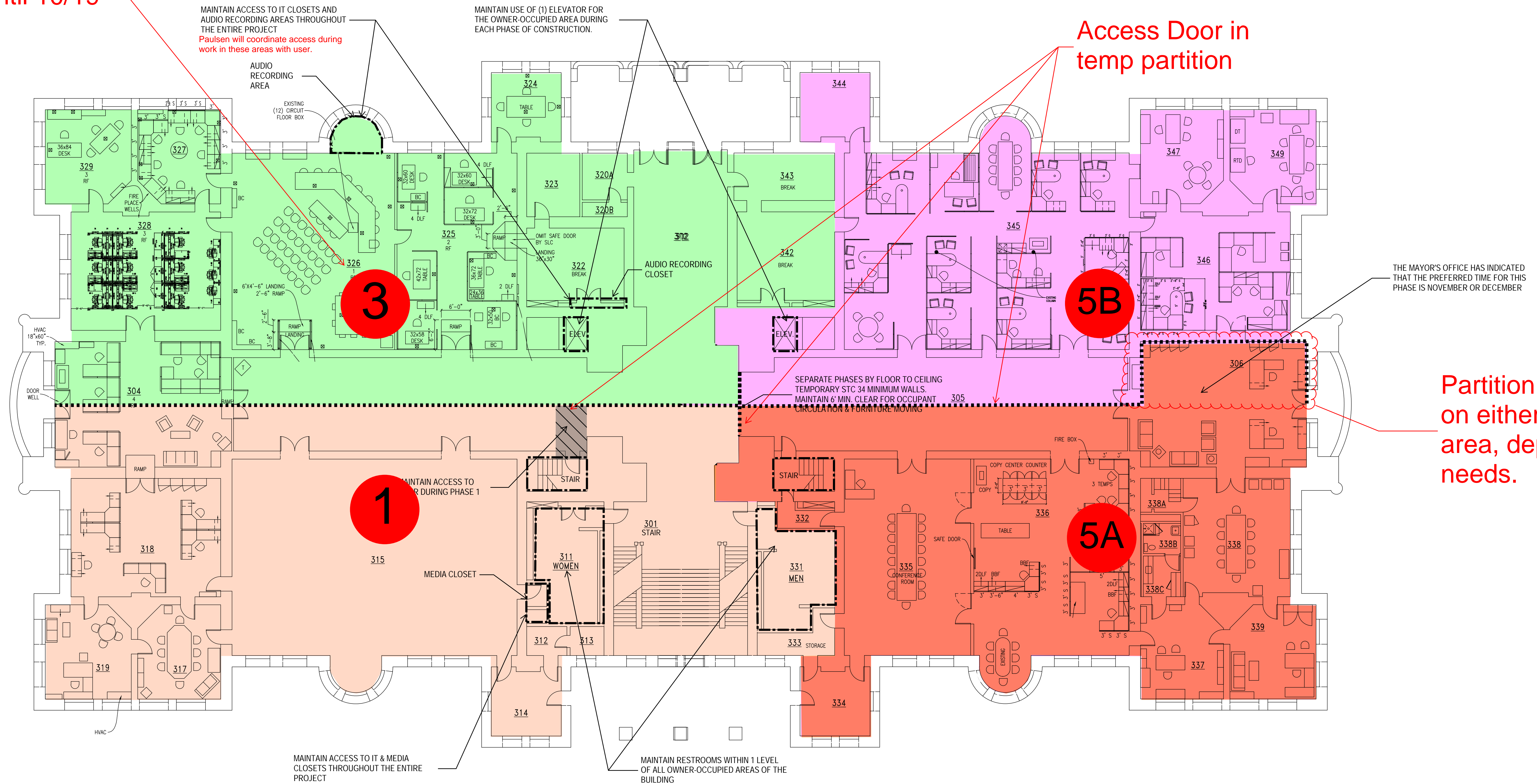
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451 STATE ST.
SALT LAKE CITY, UT 84111
OWNER PROJECT NO.: FAC20044
GSBS PROJECT NO.: 2021.065.00
ISSUED DATE: 03/24/2023
PHASING LEVEL 2

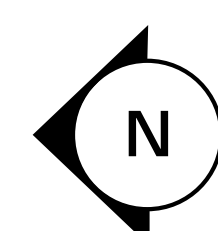
REVISIONS:

July 19 - Remove Art & Furniture October 10 - Work Complete	PHASE 1
October 16 - Remove Art & Furniture December 19 - Work Complete	PHASE 3
December 4 - Remove Art & Furniture February 6, 2024 - Work Complete	PHASE 5A
February 12 - Remove Art & Furniture April 18, 2024 - Work Complete	PHASE 5B
GENERAL NOTES: 1) CONSTRUCT THE REPAIR PROJECT PHASES. CONTRACTOR MUST OBTAIN CERTIFICATE OF OCCUPANCY FOR EACH PHASE. 2) MAINTAIN (2) MEANS OF EGRESS FOR THE OWNER-OCCUPIED SPACE DURING EACH PHASE OF CONSTRUCTION	

Cannot start work until 10/19



LEVEL 3



CONSTRUCTION DEVELOPMENT

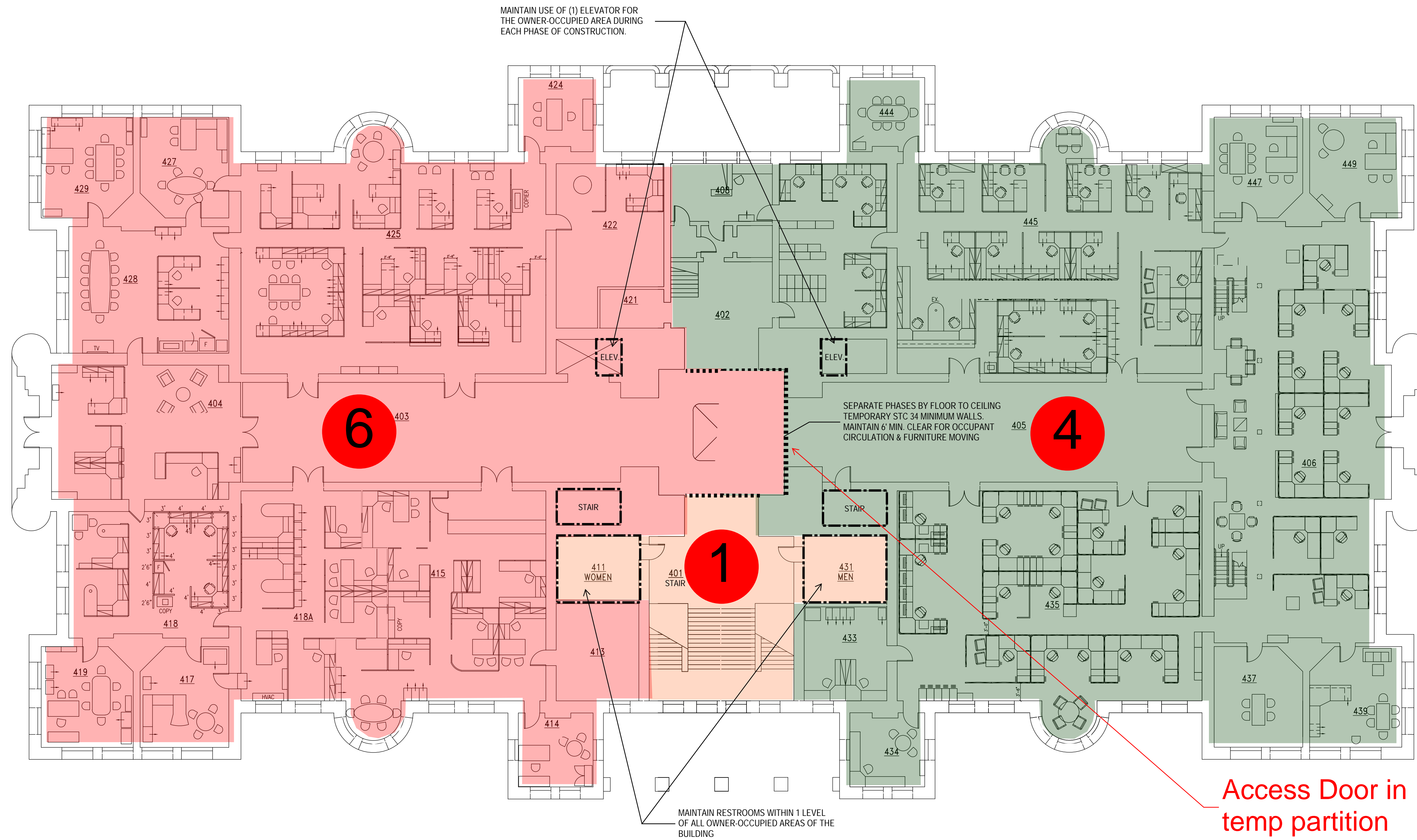
SALT LAKE CITY AND COUNTY BUILDING SEISMIC REPAIRS

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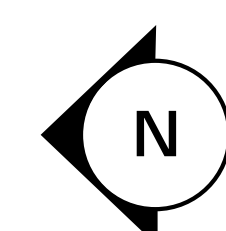
451 STATE ST.
SALT LAKE CITY, UT 84111
OWNER PROJECT NO.: FAC20044
GSBS PROJECT NO.: 2021.065.00
ISSUED DATE: 03/24/2023
PHASING LEVEL 3

REVISIONS:

July 19 - Remove Art & Furniture October 10 - Work Complete	PHASE 1
March 6, 2024 - Remove Art & Furniture May 13, 2024 - Work Complete	PHASE 6
November 3 - Remove Art & Furniture January 10 - Work Complete	PHASE 4
GENERAL NOTES: 1) CONSTRUCT THE REPAIR PROJECT IN PHASES. CONTRACTOR MUST OBTAIN CERTIFICATE OF OCCUPANCY FOR EACH PHASE. 2) MAINTAIN (2) MEANS OF EGRESS FOR THE OWNER-OCCUPIED SPACE DURING EACH PHASE OF CONSTRUCTION	



LEVEL 4



CONSTRUCTION
DEVELOPMENT

SALT LAKE CITY
AND COUNTY
BUILDING SEISMIC
REPAIRS

451 STATE ST.
SALT LAKE CITY, UT 84111

SALT LAKE CITY
CORPORATION

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OWNER PROJECT NO.: FAC20044
GSBS PROJECT NO.: 2021.065.00
ISSUED DATE: 03/24/2023

PHASING LEVEL 4

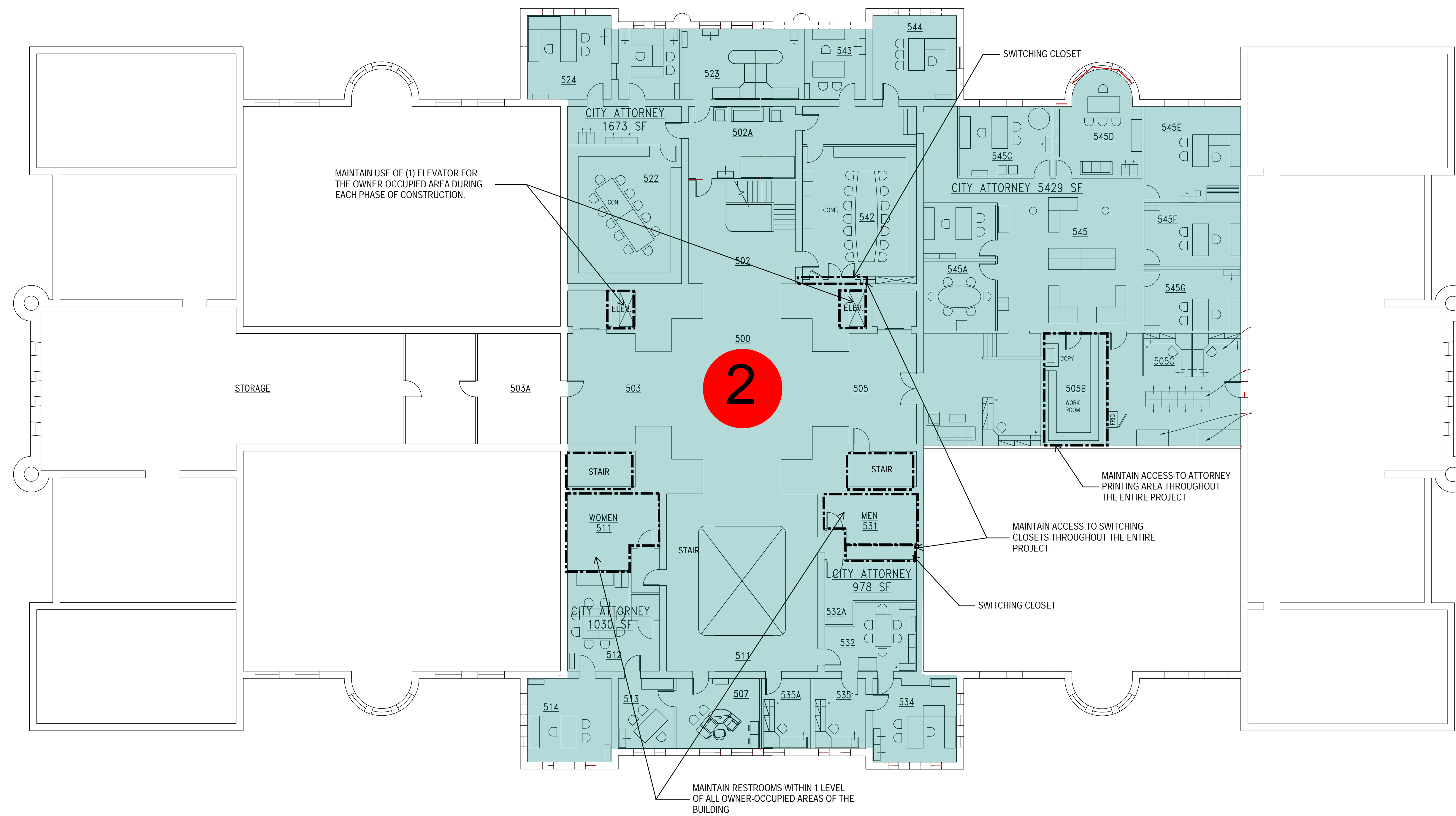
August 28 - Remove Art & Furniture
November 2 - Work Complete

PHASE 2

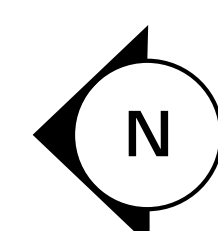
GENERAL NOTES:
1) CONSTRUCT THE REPAIR PROJECT IN PHASES. CONTRACTOR MUST OBTAIN CERTIFICATE OF OCCUPANCY FOR EACH PHASE.
2) MAINTAIN (2) MEANS OF EGRESS FOR THE OWNER-OCCUPIED SPACE DURING EACH PHASE OF CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE



LEVEL 5



CONSTRUCTION DEVELOPMENT

SALT LAKE CITY AND COUNTY BUILDING SEISMIC REPAIRS

451 STATE ST.
SALT LAKE CITY, UT 84111

SALT LAKE CITY CORPORATION

451 STATE ST.
SALT LAKE CITY, UT 84111

OWNER PROJECT NO.: FAC20044
GSBS PROJECT NO.: 2021.065.00
ISSUED DATE: 03/24/2023

PHASING LEVEL 5