



# Salt Lake City & County Building Earthquake Repair Project

Monthly Project Report  
February 2024

Prepared by:

**MOCA**

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## 1. Executive Summary

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During the month of February work has continued at the City & County Building with repairs to the seismic damage. In February the project team completed the repair work in Phase 5, 3<sup>rd</sup> floor south end mayor's office area and department. A punch walk was performed at the beginning of the month, with the mayor's office representative, the contractor cleaned the duct work and vents, and furniture was reinstalled. The project team did another punch walk to review the installation of the furniture and close out the previous listed punch list items. Prior to the mayor's department moving back in, the city had the carpets cleaned and IMS reinstalled all the network cables and wifi connections. Once furniture was moved from the hallway back into the respective locations in the department, the contractor was able to complete the seismic repairs and paint work in the hallway area. The contractor was able to complete this area prior to the mayor's office reoccupying their space on March 1<sup>st</sup>.

Work in phase 6 (4<sup>th</sup> floor north-end) continued this month. The plaster contractor identified additional cracks and repairs not initially outlined in the design documents. These additional cracks were submitted to the project team for review and approval for additional scope of repair work by the contractor. The contractor did inform the project team that these additional cracks would be able to be addressed during the scheduled phase duration and no additional repair time is required to the project schedule. Remaining work in phase 6 by the contractor is to complete the plaster repair and paint the affected walls and ceilings. The project team has scheduled a punch walk with the department's representative to review the space and repair conditions, for the beginning of March. After the punch walk, the contractor will begin reinstalling the office furniture, clean the duct-lines and work with city to have the carpets cleaned. Once the furniture has been moved out of the hallway, the contractor will begin any repair work and paint in that space. The project team will schedule a furniture punch walk with the department representatives once the furniture is all back in place. Work in phase 6 is still on schedule to be completed by the end of March.

Phase 7, 2<sup>nd</sup> floor north-end, work commenced this month with the move-out of Business Licensing, Cashiers, Permits and Zoning office area. The contractor has begun moving out the office furniture from these departments into the hallway and started reviewing the space for the known damaged areas and assessing walls and ceilings for potential further damages that need to be repaired. As mentioned previously, any new damaged areas discovered by the subcontractor will be submitted to the project team for review and submitted to the city's insurance provider for approval. In the meantime, repairs to known seismic damaged areas will begin. The plaster repair work entails stabilizing the plaster, plaster infilling, and matching the surface-textured topcoat. Once the plaster has cured, the contractor can begin priming and painting the affected walls. Work within Phase 7 is expected to continue through to the beginning of May, as long as no additional cracks are found that would impact the repair duration. In addition to the work within the specified departments, Phase 7 entails activities at the east (main) entrance. The

project team has proactively coordinated a with both building security and the building administrator to facilitate a temporary relocation of security services and the entrance point to the building. While the project team is repairing the seismic damage located at the east main entrance the main access for the building has been transition to the east ADA ramp. All building occupants and the public are asked to utilize the east ADA ramp for access to the building until the repair work in this area is completed.

Upcoming activities in Phase 8 (Accounting and Purchasing offices), work within this area is slated to begin on March 27<sup>th</sup>. The project team has engaged in discussions with the department representative and conducted a pre-move-out meeting with them. The project representative has also reached out to the departments representative seeking relocation information from them that will be posted on city hall's digital display boards informing the public how to access to these departments during their relocation.

Upcoming activities in Phase 9 (Finance and Public Services offices), work within this area is slated to begin on May 6<sup>th</sup>. The project team has engaged in discussions with the department representatives and conducted a pre-move-out meeting with them. This pre-move-out walk though is scheduled for March 12<sup>th</sup>. As the department's scheduled relocation date approaches, I'll actively seek relocation information from them. This information will be promptly posted on the building's digital display boards to ensure clear communication to the public on how to access these departments during their relocation.

Project Photographs

**City & County Building – Project Photos 2/2024**

**CCB Phase 5 – Progress photos.**







CCB Phase 6 – Progress photos.











## 2. Budget/Cost Summary

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During the month of February, the contractor submitted 3 additional PCO's (potential change orders) to the project team for additional crack repairs in phase 6 and other miscellaneous project costs due to unforeseen conditions and added scope requested by the city. These PCO's are increases to the contractors current contractual project scope of work. These PCO's have been reviewed by the project team and submitted to the insurance provider with the project teams recommendations for approval. Once formally approved by the insurance provider, these PCO's will be converted into change orders (CO's). As change orders are received and approved, the awarded amounts will be entered into a project budget tracking spreadsheet and the city's Procore (Project Management Software Program).

## 3. Next Month Look-Ahead

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Expected construction activities at the CCB in the next months:

- Complete work in phase 6.
- Complete punch list items for phase 6.
- Furniture put-back and cleaning phase 6.
- Continue plaster assessment phase 7.
- Continue plaster repair in phase 7.
- Plaster cure time on phase 7.
- Complete work at east entrance – part of Phase 7.
- Prep for the beginning of phase 8.
- Pre-move-out walk thru with Phase 9 departments.

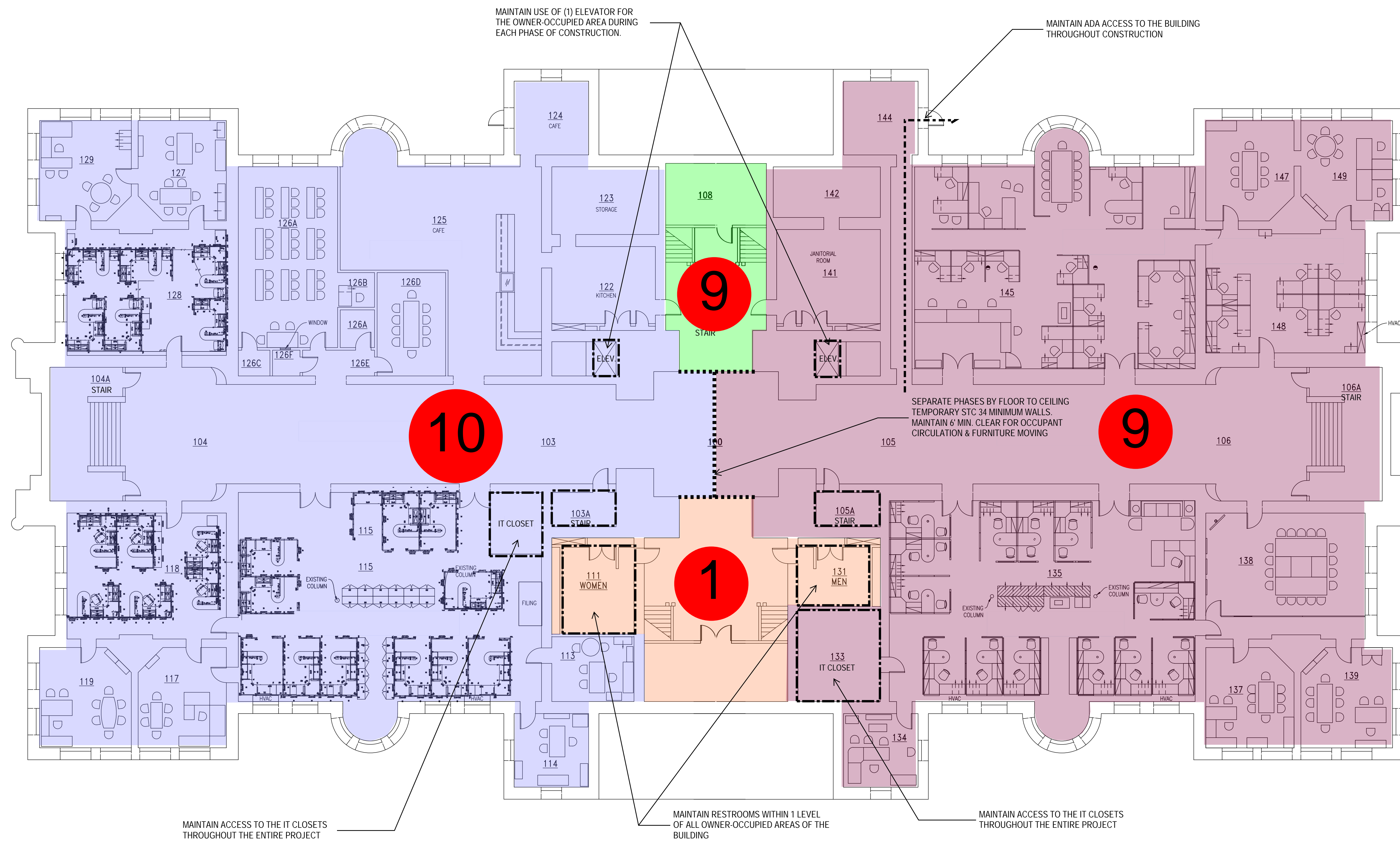
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REVISIONS:

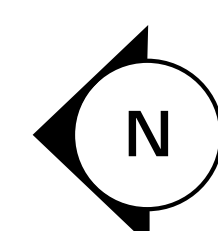

	PHASE 1
	PHASE 9
	PHASE 9
	PHASE 10
GENERAL NOTES: 1) CONSTRUCT THE REPAIR PROJECT IN PHASES. CONTRACTOR MUST OBTAIN CERTIFICATE OF OCCUPANCY FOR EACH PHASE. 2) MAINTAIN (2) MEANS OF EGRESS FOR THE OWNER-OCCUPIED SPACE DURING EACH PHASE OF CONSTRUCTION	

May 6, 2024 - Remove Art & Furniture  
July 15, 2024 - Work Complete

June 5, 2024 - Remove Art & Furniture  
August 13, 2024 - Work Complete



LEVEL 1



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

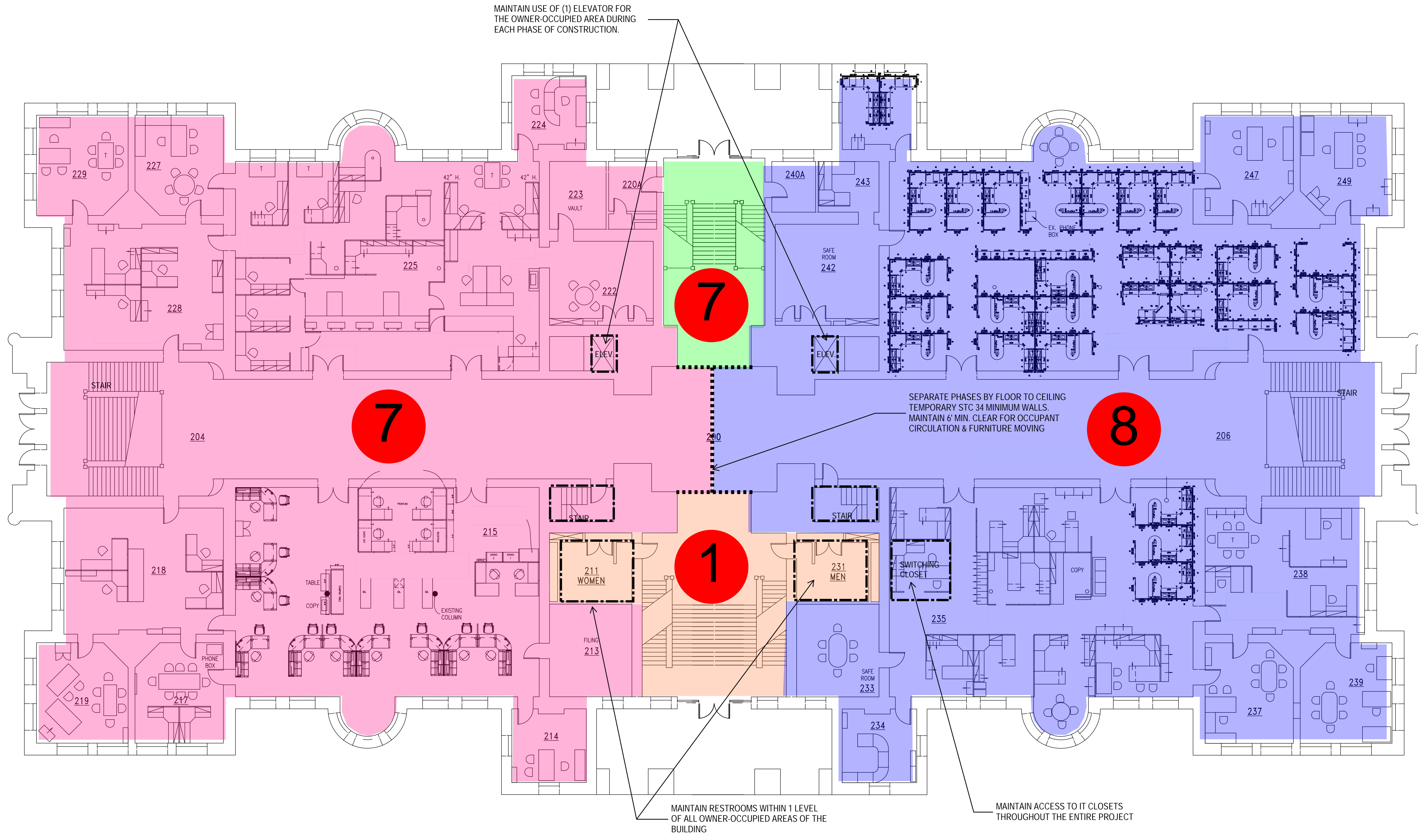
451 STATE ST.  
SALT LAKE CITY, UT 84111  
OWNER PROJECT NO.: FAC20044  
GSBS PROJECT NO.: 2021.065.00  
ISSUED DATE: 03/24/2023  
**PHASING LEVEL 1**

REVISIONS:


Feb 26, 2024 - Remove Art & Furniture  
May 3, 2024 - Work Complete

March 27, 2024 - Remove Art & Furniture  
June 4, 2024 - Work Complete

PHASE 1
PHASE 7
PHASE 7
PHASE 8
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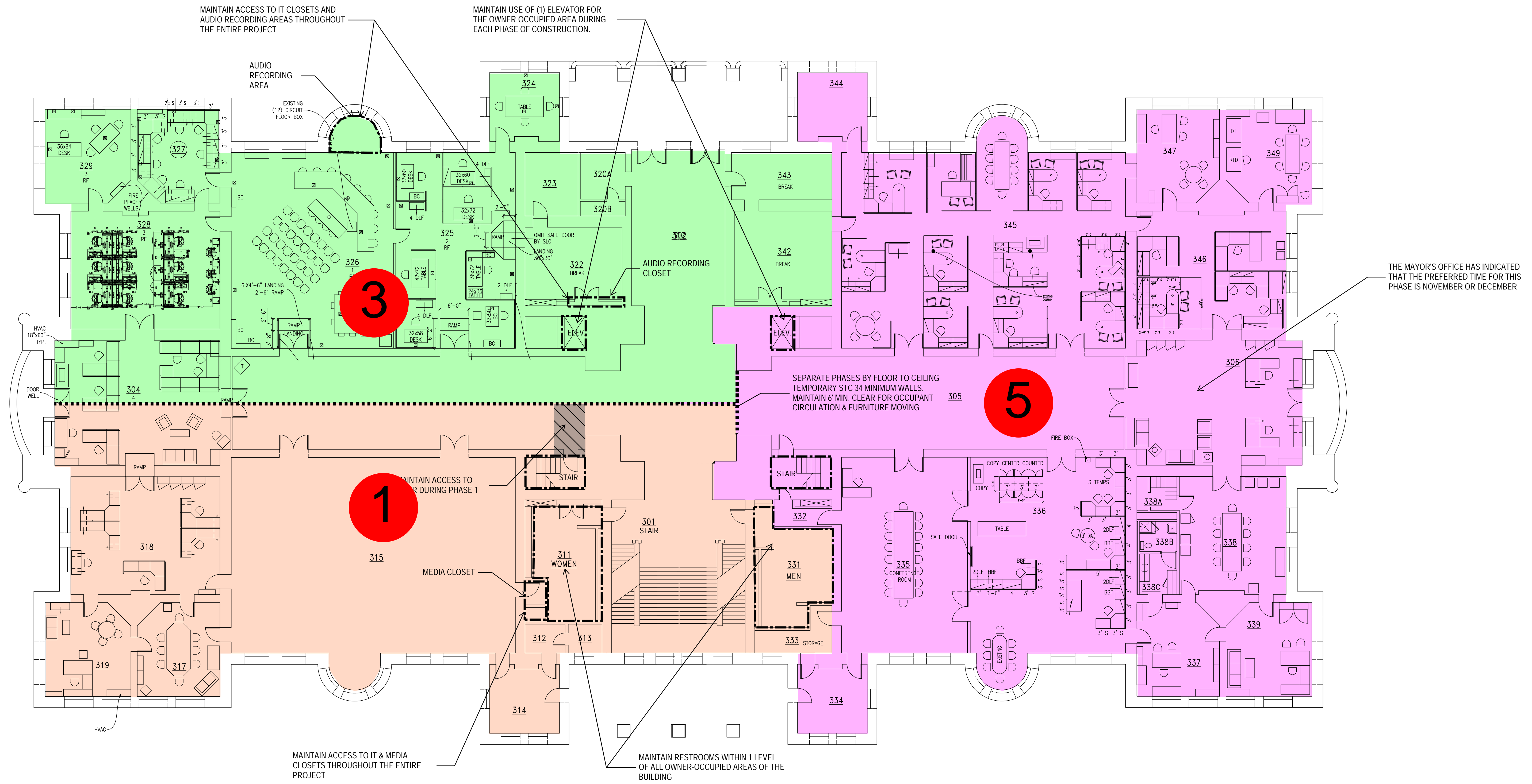
LEVEL 2

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

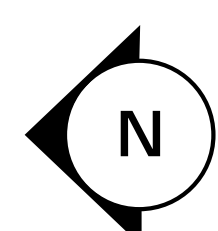
451 STATE ST.  
SALT LAKE CITY, UT 84111  
OWNER PROJECT NO.: FAC20044  
GSBS PROJECT NO.: 2021.065.00  
ISSUED DATE: 03/24/2023  
PHASING LEVEL 2

REVISIONS:


	PHASE 1
October 19 - Remove Art & Furniture December 22 - Work Complete	PHASE 3
December 7 - Remove Art & Furniture February 29, 2024 - Work Complete	PHASE 5
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**LEVEL 3**



**CONSTRUCTION DEVELOPMENT**  
**SALT LAKE CITY AND COUNTY BUILDING SEISMIC REPAIRS**  
451 STATE ST.  
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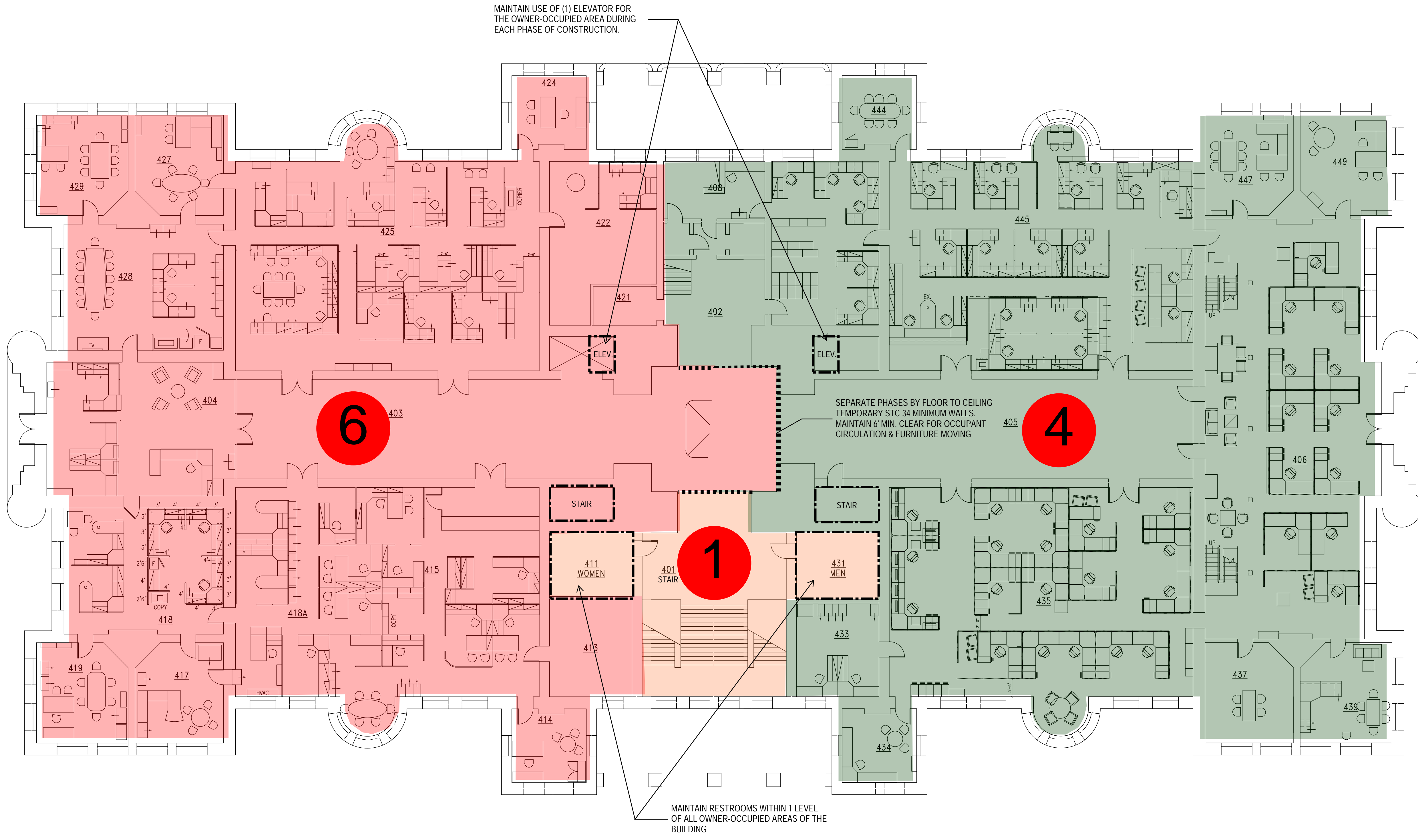
451 STATE ST.  
SALT LAKE CITY, UT 84111  
OWNER PROJECT NO.: FAC20044  
GSBS PROJECT NO.: 2021.065.00  
ISSUED DATE: 03/24/2023  
**PHASING LEVEL 3**

REVISIONS:

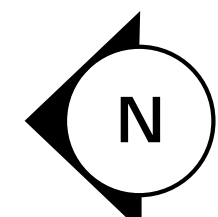

January 22, 2024 - Remove Art & Furniture  
March 26, 2024 - Work Complete

November 3 - Remove Art & Furniture  
January 18 - Work Complete

	PHASE 1
	PHASE 6
	PHASE 4
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LEVEL 4



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ISSUED DATE: 03/24/2023  
**PHASING LEVEL 4**