



Salt Lake City & County Building Earthquake Repair Project

Monthly Project Report
March 2024

Prepared by:

MOCA

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1. Executive Summary

During the month of March the project team continued work at the City & County Building with repairs to the seismic damage. In March the project team completed the repair work in Phase 6, 4th floor north end which included Records office, Sustainability, and Community and Neighborhood department. A punch walk was performed at the beginning of the month, with the representatives from each of the departments, the contractor, architect and city engineering. Has part of the close out of the work in this phase the contractor cleaned the duct work and vents and reassembled the system furniture and placed furniture back in the offices. Another punch walk was performed with department representatives after the furniture had been reinstalled to insure all the furniture was installed and placed in its correct location. Prior to the departments move back into their space, the city had the carpets cleaned and IMS reinstalled all the network cables and wifi connections. With the furniture moved back into each departments space from the hallway, the project team was able to address the plater crack repairs in the hallway and get that space painted and cleaned before the departments moved back in at the end of March.

Work in phase 7 (2nd floor north-end) continued this month with 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 7 by the contractor is to complete the plaster repairs and paint the affected walls and ceilings as required. The project team has scheduled a punch walk with the department's representative to review their space and plaster repair conditions, before they move back in. This punch walk is schedule for the middle of April. 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 work in the hallway. The project team will schedule a furniture punch walk with the department representatives once the furniture has been all reinstalled and placed back in the departments to verify their correct placement. Work in phase 7 is still on schedule and is expected to be completed by the beginning of April.

Phase 8, 2nd floor south-end, work commenced at the end of this month with the move-out of Accounting and Purchasing office areas. The contractor has begun moving out the office furniture from these departments into the hallway and started will begin reviewing the space for the known damaged areas and assess walls and ceilings for potential further damages that were missed by the design documents that'll need to be repaired by the project team. 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 existing plaster, infilling with new plaster, and matching the surface-textured topcoat. Once the plaster has cured, the contractor can begin priming and painting the affected walls. Work within Phase 8 is expected to continue through to the beginning of June, as long as no additional cracks are found that would impact the repair duration.

Upcoming activities in Phase 9 (Finance and Public Services offices), work within this area is slated to begin on May 6th. The project team has meet with the department representatives and conducted the pre-move-out meeting with them during the month of March. As the department's scheduled relocation date approaches, the project team will continue to provide 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.

Upcoming activities in Phase 10 (Economic development and RDA offices), work within this area is slated to begin on June 5th. The project team has engaged in discussions with the department representative to conduct a pre-move-out meeting with them. This meeting is schedule for the beginning of May. The project team will also reach 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. This information from the departments will be required by the end of May.

Project Photographs

City & County Building – Project Photos 3/2024

CCB Phase 6 – Progress photos.









CCB Phase 7 – Progress photos.















2. Budget/Cost Summary

During the month of March, the contractor submitted 2 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 contractor's 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

Expected construction activities at the CCB in the next months:

- Complete work in phase 7.
- Complete punch list items for phase 7.
- Furniture put-back and cleaning phase 7.
- Complete work at east entrance – part of Phase 7.
- Continue plaster assessment phase 8.
- Continue plaster repair in phase 8.
- Plaster cure time on phase 8.
- Prep for the beginning of phase 9.
- Pre-move-out walk thru with Phase 10 departments.

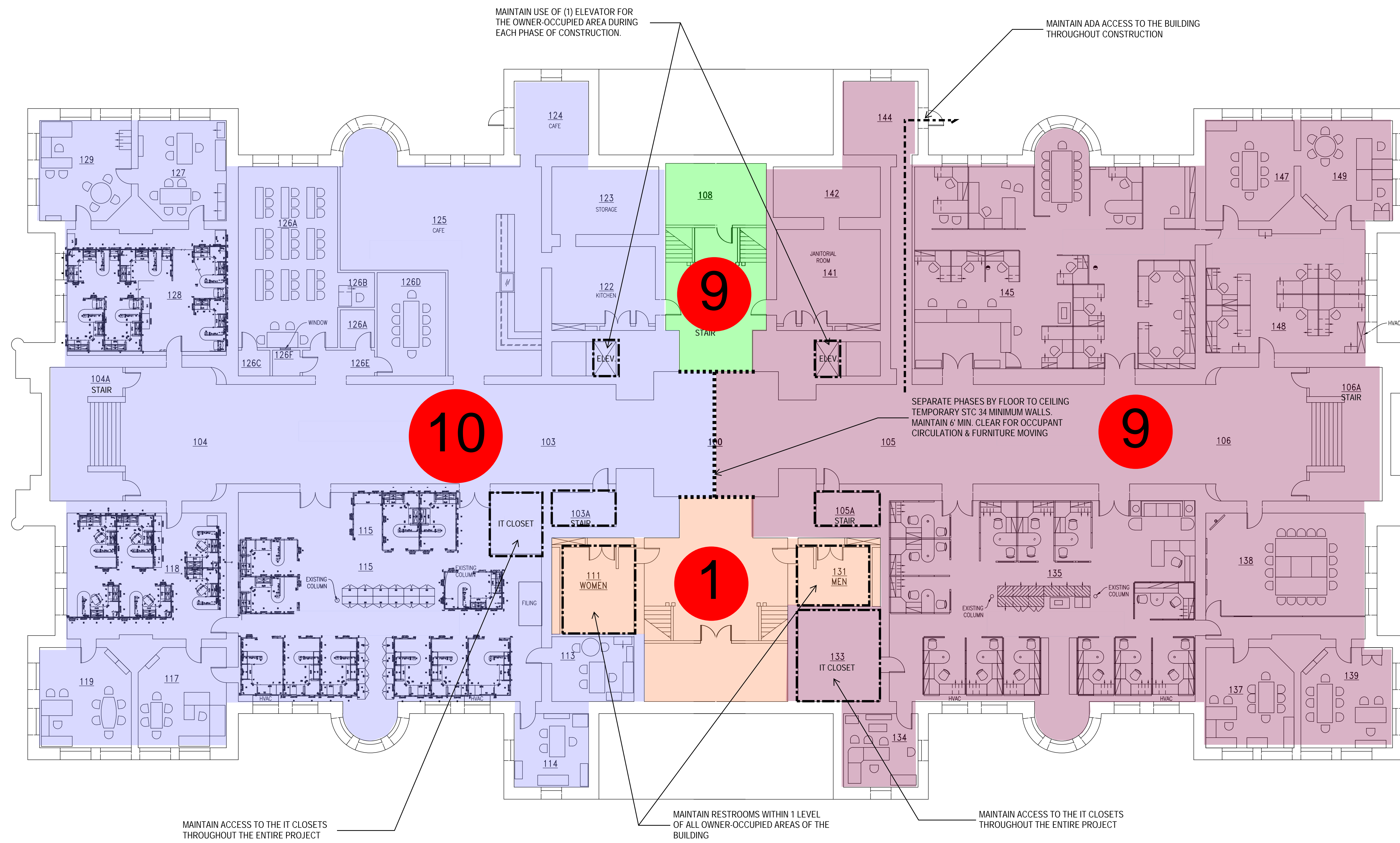
END OF REPORT

REVISIONS:

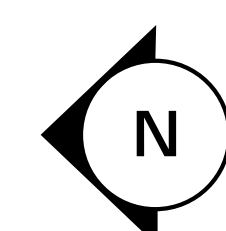
	PHASE 1
	PHASE 9
	PHASE 9
	PHASE 10
GENERAL NOTES: 1) CONSTRUCT THE REPAIR PROJECT IN PHASES. CONTRACTOR MUST OBTAIN CERTIFICATE OF OCCUPANCY FOR EACH PHASE. 2) MAINTAIN (2) MEANS OF EGRESS FOR THE OWNER-OCCUPIED SPACE DURING EACH PHASE OF CONSTRUCTION	

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

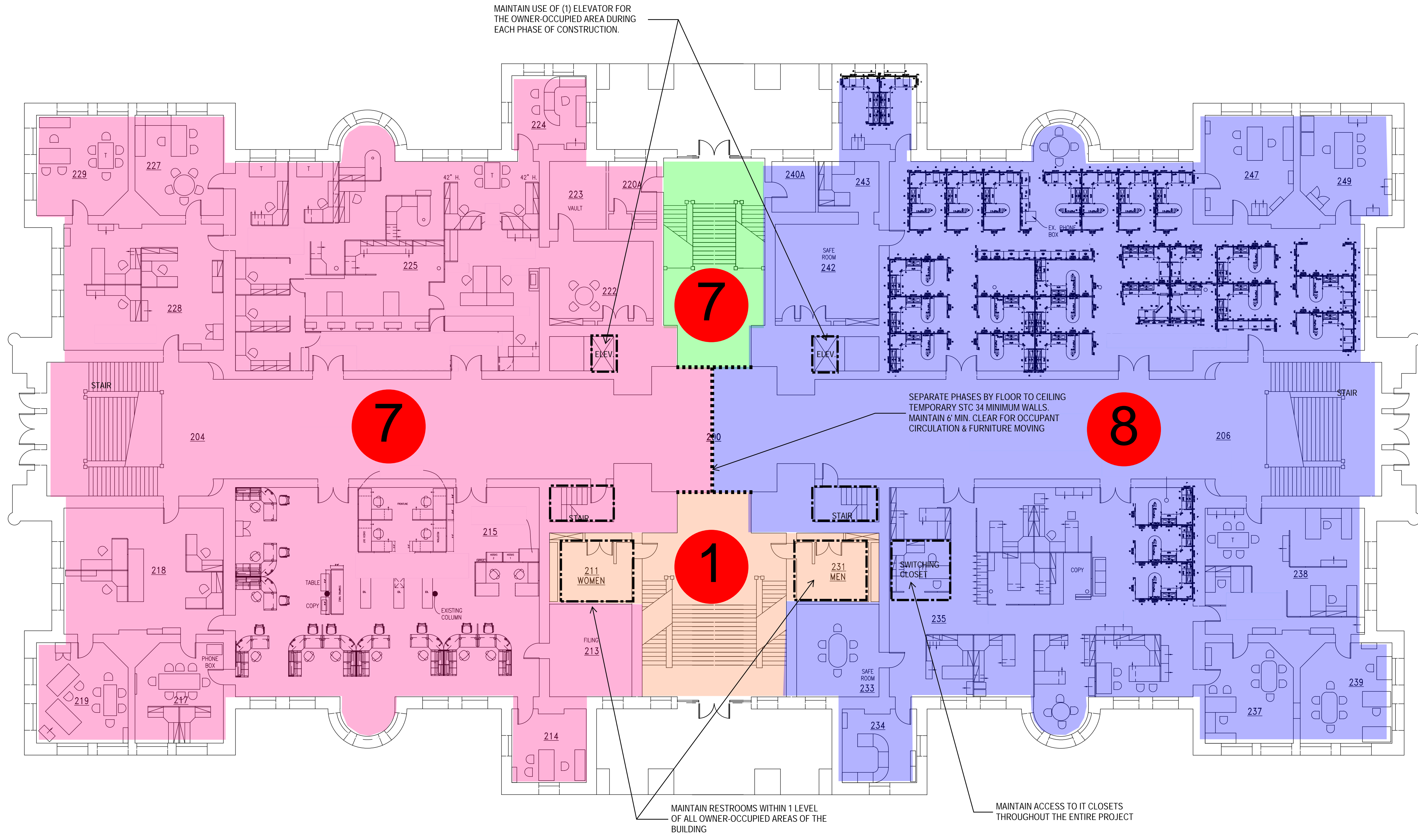
451 STATE ST.
SALT LAKE CITY, UT 84111
OWNER PROJECT NO.: FAC20044
GSBS PROJECT NO.: 2021.065.00
ISSUED DATE: 03/24/2023
PHASING LEVEL 1

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
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

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

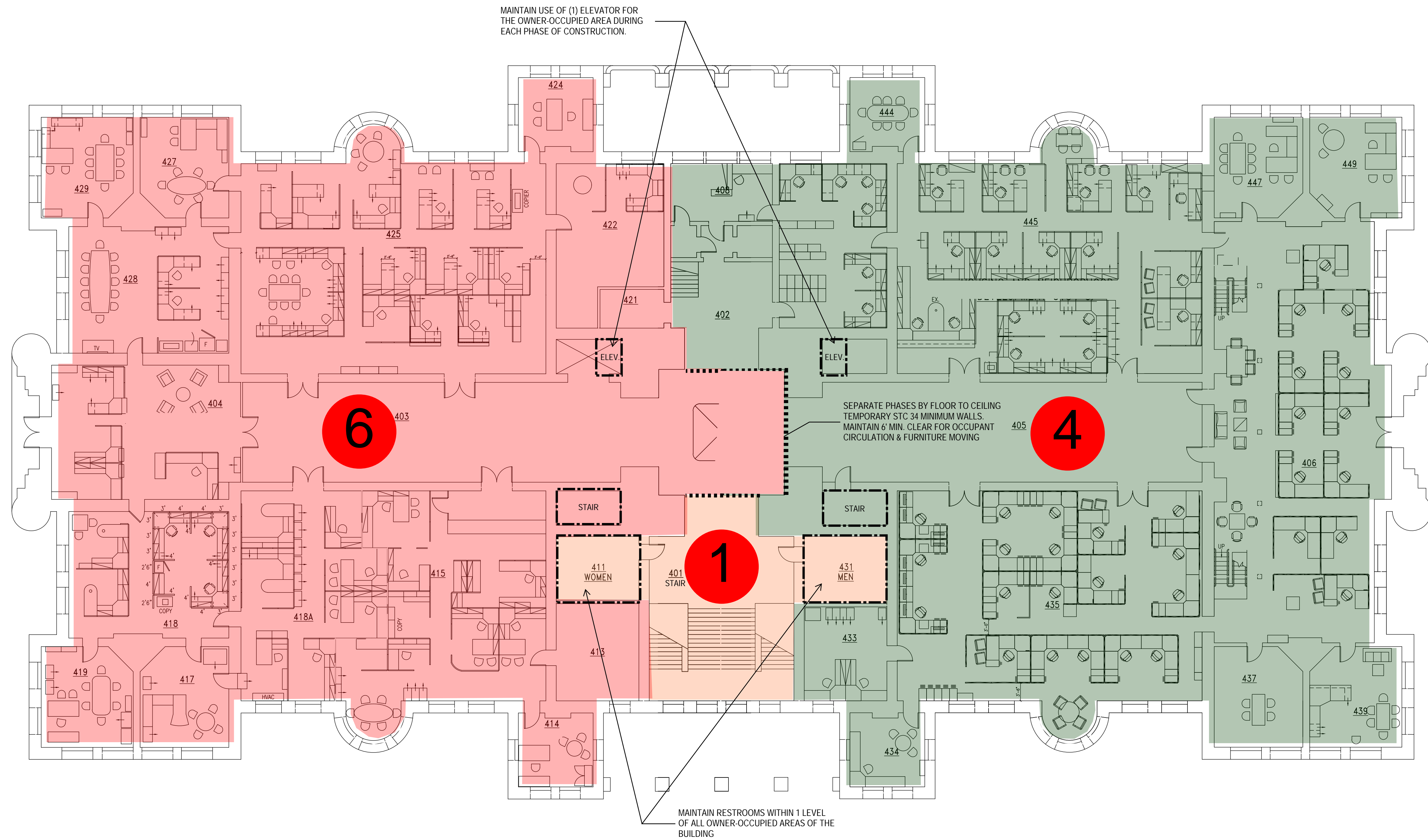
451 STATE ST.
SALT LAKE CITY, UT 84111
OWNER PROJECT NO.: FAC20044
GSBS PROJECT NO.: 2021.065.00
ISSUED DATE: 03/24/2023
PHASING LEVEL 2

REVISIONS:

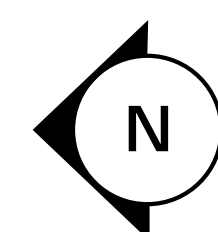
January 22, 2024 - Remove Art & Furniture
March 26, 2024 - Work Complete

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

	PHASE 1
	PHASE 6
	PHASE 4
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LEVEL 4



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 4