



Salt Lake City Warm Springs Plunge Building Stabilization & Repair Project

Monthly Project Report
February 2025

Prepared by:

MOCA

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1. Executive Summary

During February, significant progress was made on the stabilization and repair efforts for the building. All scaffolding over the large pool has been erected, allowing the contractor to begin key structural work. The non-load-bearing walls infilled with clay tile along grid line B have been removed. Additionally, the pool deck along grid line B and the east wall have been demolished and removed to grant the contractor access to the column bases in the tunnel system. This access is essential for demolishing the concrete, repairing the rebar, and repouring the column bases. Two columns have been opened to expose reinforcements along grid line B, revealing that while the rebar from the walking deck level upwards appears to be in good condition, there is significant degradation from the pool deck down to the tunnel slab.

Temporary infill panels for exterior windows and doors have been installed and painted. In the large pool room, the contractor has started sounding for hollow spots in the concrete roof decking, cross beams, and gable frames between grid lines D and E. As these areas are identified, the contractor is demolishing them to expose the rebar for the project team to assess. The findings indicate that much of the pencil rods and rebar are rusting and fragile in certain areas. The contractor is evaluating various methods to treat the rust, including sandblasting or laser removal.

With the rusted rebar exposed, the design team has arranged a meeting with a Sika products representative at the beginning of March to review the conditions of the concrete and rebar. The goal is to determine the best stabilization and repair system that Sika offers to address the deteriorating rebar and patch the defective areas effectively. The contractor has also installed safety toe kick boards around both pool perimeters to meet OSHA fall protection guidelines.

Roof Drain Updates

The contractor has completed water jetting and camera inspections of the roof drains. The findings revealed that three of the roof drains daylight to the exterior of the building, while two additional drains discharge underground. However, three other drains do not function, as their underground lines have collapsed. During OAC meetings, the city expressed a preference to temporarily modify these roof drains by allowing them to daylight through the building exterior, similar to the other functional drains. The design team is preparing a package for submission to Landmarks for review and approval to allow these temporary modifications and prevent water from ponding on the roof.

Permit Updates

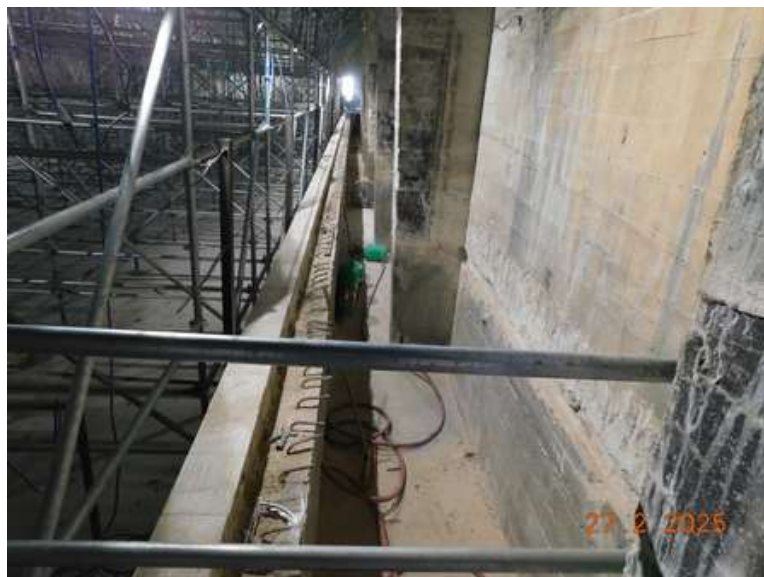
The contractor is in the process of paying the mechanical and electrical permit fees. The mechanical permit is required for the installation of the building's exhaust fan system, which will improve air circulation and help mitigate moisture buildup to prevent mold growth. The electrical permit is necessary to provide power to the mechanical system, temporary interior lighting, and exterior security lighting.

Next Steps in March

The project team anticipates receiving permit approval for the mechanical and electrical work in March. The contractor will begin rebar and patch repairs along gridline D and E once they receive direction from the design team. They'll also continue demolition work along gridline B and east wall of the gable frame columns. The project team will continue working within budget constraints to ensure that all critical work is completed effectively.

Project Photographs

Wasatch Plunge Warm Springs Building – Project Photos 2/2025

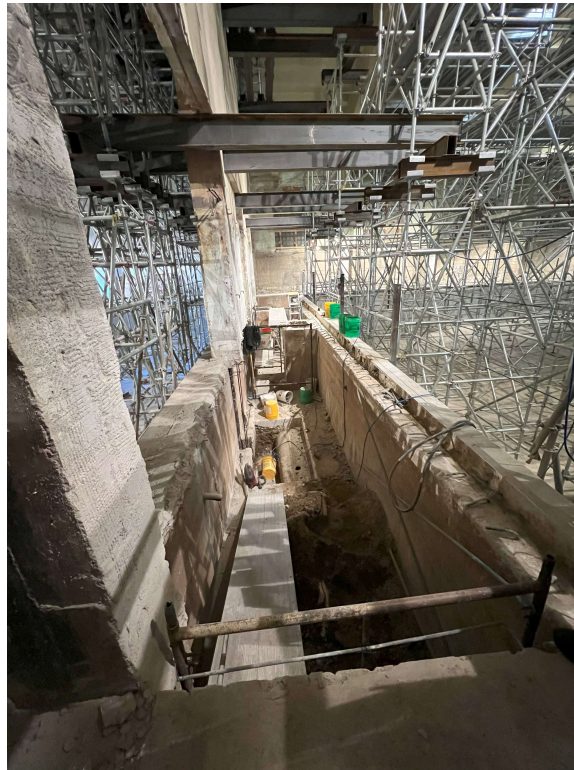
















2. Budget/Cost Summary

The project remains on track within the planned budget. In February, the contractor submitted a few more changes orders to the city for review. These change orders included work in jetting the roof drains, installation of the scaffolding system over the large pool, tile wall removal along the east exterior wall, clay infill material along gridline B, exterior door replacement, demolition and repair work to gridline B columns and east wall columns, ceiling demolition and repair work. These change orders has been reviewed by the project team and forwarded to City Engineering for final review and processing.

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.

3. Next Month Look-Ahead

Expected construction activities at the WSP in the next months:

- Weekly Owner, Architect & Contractor meetings to discuss project work and status updates.
- City permitting for electrical and mechanical work.
- Cost estimating by CM/GC on permit set design documents for the remaining large pool ceiling and gable frame stabilization work.
- Scoping of roof drains.
- Continue demolition of the large pool room decking, ceiling, columns and gable frames and begin repair work.

END OF REPORT

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41

42

43

44

Task Mode

Task Name

Duration

Start

Finish

Predecessors

Notice to Proceed

2 days

Mon 10/28/24

Tue 10/29/24

CHANGE ORDER #001

Mobilization

18 days

Fri 11/1/24

Tue 11/26/24

1

Explanatory Scaffolding Setup

6 days

Mon 11/25/24

Sat 11/30/24

3

Structural Shoring Setup

30 days

Mon 12/2/24

Fri 1/10/25

4

Grid Line 8 Demolition

4 days

Sat 1/11/25

Wed 1/15/25

5

Grid Line 8 I,J,K Demolition

4 days

Sat 1/11/25

Wed 1/15/25

6

Grid Line 8 L,Ti Rod Demolition

4 days

Sat 1/11/25

Wed 1/15/25

7

Grid Line 8 E Exploration

4 days

Sat 1/11/25

Wed 1/15/25

8

Grid Line U Footing Demolition

4 days

Sat 1/11/25

Wed 1/15/25

9

CHANGE ORDER #002

Concrete Tower Wall North Elevation Sheet A102 (PENDING)

21 days

Mon 2/3/25

Mon 3/3/25

Electrical Distribution Boxes / Cables. 4 month allowance.

87 days

Fri 11/1/24

Sat 3/1/25

3

Rooftop Drain Scoping - 8 drains

2 days

Mon 11/25/24

Tue 11/26/24

13

Window Security and Painting Drawing A102

78 days

Mon 1/13/25

Wed 4/30/25

Northeast Door and South Door Replacements

20 days

Mon 7/14/25

Fri 8/8/25

15

CHANGE ORDER #003

Scaffolding Erection Full Dance Floor

20 days

Mon 1/20/25

Fri 2/14/25

The Wall Removal - East Elevation (PENDING)

10 days

Mon 2/3/25

Fri 2/14/25

18

Rooftop Drain Letting - all Roof Drains

15 days

Mon 2/17/25

Fri 3/7/25

14

CHANGE ORDER #004

Foundation Butler System - Sheet A102 (PENDING)

4 days

Sun 11/10/24

Wed 11/13/24

CHANGE ORDER #10

Full Exterior Terra Cotta Restoration (PENDING)

116 days

Mon 3/17/25

Fri 8/15/25

CHANGE ORDER #11

Base Bolt Terra Cotta Repairs (PENDING)

80 days

Mon 4/28/25

Fri 8/15/25

CHANGE ORDER #12

Exterior Stucco Crack Repairs (PENDING)

75 days

Mon 5/5/25

Fri 8/15/25

CHANGE ORDER #14

Grid Line 8 Clay Tile Section Removal (PENDING)

56 days

Fri 1/31/25

Fri 4/18/25

CHANGE ORDER #15

Grid Line 8 Needle Beam Infill (PENDING)

60 days

Mon 2/3/25

Fri 4/25/25

CHANGE ORDER #16

Large Pipe Infill Repairs (PENDING)

21 days

Sun 2/16/25

Fri 3/14/25

CHANGE ORDER #17

Small Pipes (hot tub) Repairs (PENDING)

25 days

Mon 2/10/25

Fri 3/14/25

CHANGE ORDER #18

East Wall Column Demolition/Replacement, Tunnel Slab on Grade Removal and Replacement (PENDING)

36 days

Mon 2/17/25

Mon 4/7/25

CHANGE ORDER #19

Grid Line 8 Structural Column Removal, Repairs, Replacements (PENDING)

75 days

Mon 2/3/25

Fri 5/16/25

30,31

CHANGE ORDER #20

Grid Line 8 Beam and Grid Line D-E Ceiling Panel Repairs (PENDING)

46 days

Mon 2/3/25

Mon 4/7/25

CHANGE ORDER #21

Large Pipe Beam Ceiling repairs Not Included in Change Order #20 Above (PENDING)

151 days

Mon 2/3/25

Sat 8/30/25

42

Task

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Project Summary

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