



Salt Lake City Warm Springs Plunge Building Stabilization & Repair Project

Monthly Project Report
June 2025

Prepared by:

MOCA

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1. Executive Summary

The Wasatch Plunge Warm Springs stabilization project continued to advance significantly in June 2025, with notable progress in structural repairs, terra cotta restoration, and electrical/mechanical installations. Key milestones included the completion of horizontal beam repairs, substantial progress in structural gable frame repair work and preparations for Carbon Fiber Reinforced Polymer (CFRP) application, and the approval of the chimney Certificate of Appropriateness (COA) building permit. The project team maintained close coordination with contractors, city representatives, and stakeholders to ensure adherence to the schedule and budget.

- Horizontal Beam Repairs: Achieved 100% completion, with all repairs finalized and reviewed by the design team.
- Structural Gable Frame: Sandblasting preparation for CFRP application reached 100%, with mockups ready for review and installation preparations at 70%.
- Terra Cotta Repairs: Preliminary cleaning progressed, with joint removal and patch preparation underway on east and west elevations, reaching 30% completion. Mockups were reviewed and approved.
- Chimney Repairs: COA building permit approved, with contractor receiving paperwork to proceed.
- Electrical and Mechanical Systems: Electrical conduit installation and demolition of old systems continued, with mechanical fan placement locations finalized. Exterior lighting locations were selected, and submittals for light colors and mounting were submitted.
- Exterior Stucco/Plaster: Exploratory work advanced, with pressure washing at 500 psi to remove loose plaster and patching underway.
- East Elevation Columns: Demolition completed at 100%, with patching at 60% completion.
- Budget and Change Orders: Change orders (CO-15 to CO-19) and Potential Change Orders (PCO-38 to PCO-40) were submitted or approved, with all costs tracked in Procore. The remaining \$100,000 contingency budget was discussed for potential use.

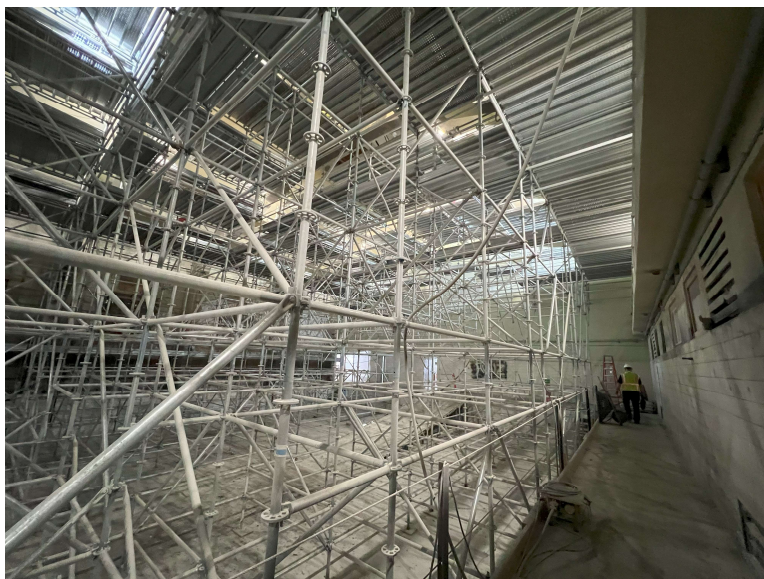
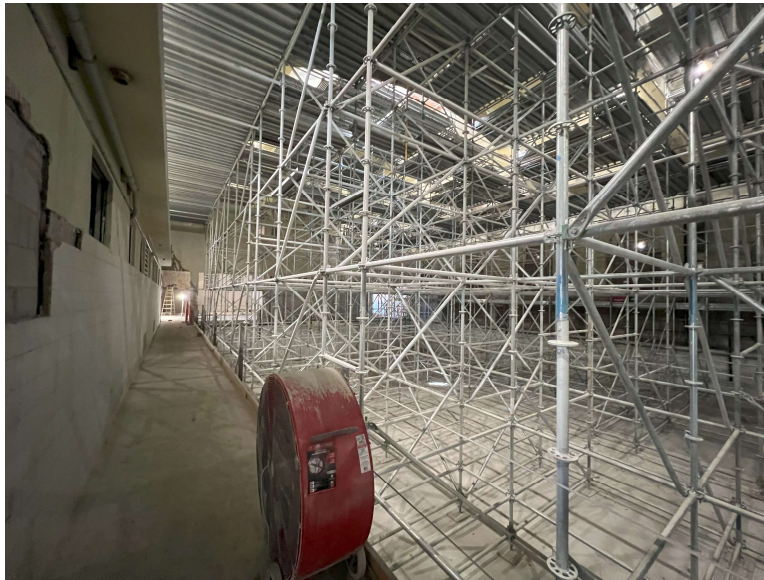
The project remains on schedule with no delays reported. Weekly Owner, Architect, and Contractor (OAC) meetings addressed Requests for Information (RFIs), Potential Change Orders (PCOs), and project progress, ensuring alignment with city requirements and budget constraints.

Next Steps in July

In July 2025, the project team will focus on completing vertical column repairs, aiming to achieve 60% completion to strengthen the structural integrity of the east elevation. The CFRP application process will advance significantly, with preparations reaching 70% and installation commencing to enhance gable frame stability. Exterior wall cap terra cotta repair work will continue, building on the completed acid wash and targeting further progress from the current 30% completion. Chimney repairs will move forward following the approved building permit and the review of deferred design submittals, ensuring compliance with historical preservation standards. The contractor has indicated that this work will begin in September. Electrical and mechanical work will progress, with ongoing demolition and installation of exhaust fan openings and other critical systems to support building functionality. Exterior crack repair and stucco patching work will continue to address surface integrity and aesthetic restoration.

2. Project Photographs

Wasatch Plunge Warm Springs Building – Project Photos 6/2025















3. Budget/Cost Summary

The project remains within budget, with new change orders (CO-18 and CO-19) for east column vertical section repairs and exterior crack and stucco repair and paint have been submitted and are pending city processing. Change Order 14 and 15 have been approved by the city during the month. We are still awaiting the recording of Change Orders 16 and 17 from the city. The costs for chimney repair have been reviewed and approved by the city insurance provider. 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

Expected construction activities at the WSP in the next month:

- Complete vertical column repairs, targeting 60% completion.
- Preparation work to CRFP to begin at 70% completion
- Begin CRFP installation work.
- Exterior wall cap terra-cotta repair work to continue. Acid wash completed. Repair work is 30% complete.
- Chimney repairs permit approval.
- Chimney deferred design submittal review.
- Continue electrical and mechanical demo and installations, including exhaust fan openings.
- Progress exterior stucco and crack repair work.
- Continue weekly Owner, Architect, and Contractor meetings to address RFIs, PCOs, and project progress.

END OF REPORT

