



Salt Lake City Warm Springs Plunge Building Stabilization & Repair Project

Monthly Project Report
April 2025

Prepared by:

MOCA

Table of Contents

- 1. Executive Summary**
- 2. Project Photographs**
- 3. Project Budget/Cost Summary**
- 4. Next Month Look-Ahead**
- 5. Attachments:**
 - Attachment “A” – Bond Funding Tracking Report**
 - Attachment “B” – Contractor Schedule**

1. Executive Summary

The Warm Springs Plunge stabilization project continued to advance during the month of April, with significant progress in structural repairs and preparatory work for upcoming tasks. The focus remained in the large pool room on the gable frames, needle beam infills, and tie rod repairs, while addressing ongoing challenges with roof drain lines and chimney repairs. Key milestones included the completion of structural column repairs along gird line B allowing the structural shoring to be removed, advancement of gable frame repairs to approximately 55% completion, and preparation for concrete pours at column footing openings and tie rod locations. The project team maintained strong collaboration with the contractor, design team, to ensure alignment with budget constraints and regulatory requirements.

Gable Frame Repairs: Demolition and patching, of the gable frames has progressed to 55% completion across Grid Lines D-K, with Sika products (Armatec and SikaQuick VOH) applied to exposed rebar and concrete surfaces. This is preparation for Carbon Fiber Reinforced Polymer (CFRP) application.

- **Needle Beam Infill:** Grid Line B needle beam openings were barred, formed, and inspected, with concrete pours scheduled for early May following the arrival and welding of turn buckles.
- **Tie Rod Repairs:** Metal analysis confirmed weldability of tie rods at Grid Lines E and F footings, with repairs underway to address corrosion.
- **Roof Drainage:** Cost proposals for daylighting three non-functional roof drains (southeast, southwest, and west side center) were prepared, addressing collapsed underground lines.
- **Chimney Repairs:** The design team continued with design documents. Design team has selected Sherwin Williams Loxon Masonry topcoat for the chimney exterior coating. This design update has been submitted to city landmarks for their review. This information has also been sent to the city insurance provider for their review. They responded indicating that the scope of work proposed was fair and reasonable. Project team to submit cost proposal to insurance for their review when it becomes available for their formal approval of the chimney repair work.
- **Mechanical and Electrical Systems:** Bids for electrical work were reviewed, supporting the installation of exhaust fans and temporary lighting to enhance site conditions. The project team has requested alternative bids to review to compare costs. The contractor is working on procuring alternative bid to submit.

Next Steps in May

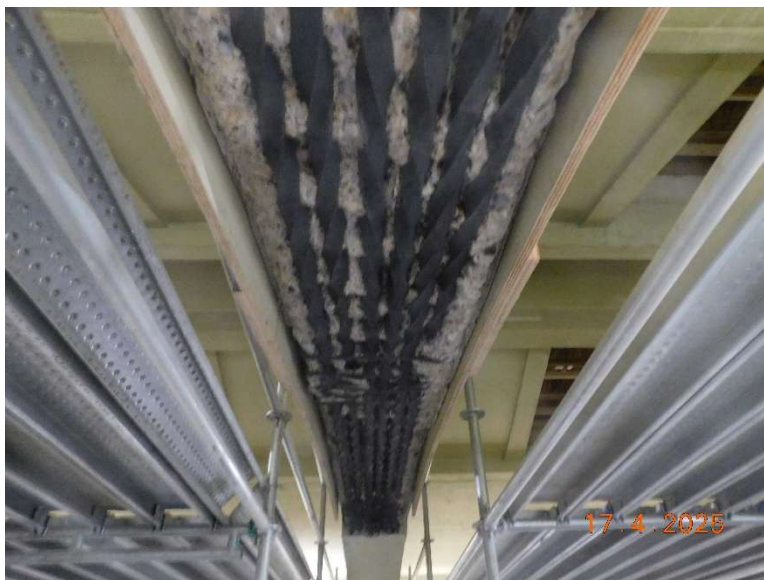
The project team anticipates finalizing cost estimates, implementing chimney repairs to be sent to the insurance provider, resolving roof drainage issues to prevent further deterioration and exploring additional work and cost estimate that the project can tackle with remaining budget funds. The contractor will continue rebar and patch repairs along gridline C,E,F,G,H,J,K gable frames. The project team will continue working within budget constraints to ensure that all critical work is completed effectively.

2. Project Photographs

Wasatch Plunge Warm Springs Building – Project Photos 4/2025



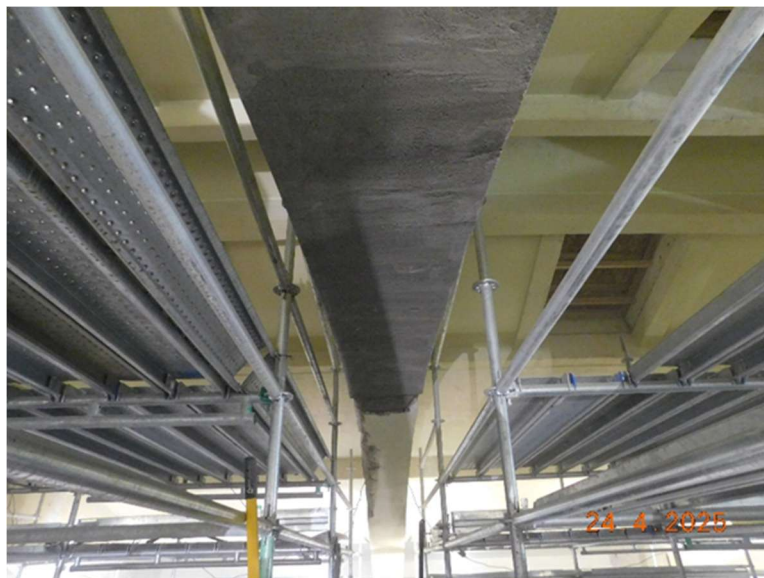
















3. Budget/Cost Summary

The project remains within budget, with change orders for mechanical, electrical, and gable frame repairs submitted and under review by City Engineering. Additional cost estimates for chimney repairs and roof drain daylighting were prepared by the contractor and submitted to the design team and city engineering for review and approval. Chimney repair costs will be submitted to the insurance provider for their review and approval, as this work will be reimbursed to the city by the insurance provider.

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 months:

- Complete concrete pours for needle beam infills at Grid Line B following turn buckle welding.
- Continue gable frame repairs across Grid Lines D-K, targeting 65% completion.
- Begin repair work of the ceiling cross beams and mock-up of Carbon Fiber Reinforced Polymer - CFRP application that will be applied to the gable frames.
- Finalize repairs to tie rods at Grid Lines E and F, followed by concrete re-pouring in the large pool area.
- Implement roof drain daylighting for non-functional drains, pending approval of cost proposals.
- Finalize chimney repair scope and submit to insurer for approval.
- Remove access scaffolding along Grid Line B and advance repairs to post-tension cables in the tunnels and under the large pool.
- Weekly Owner, Architect, and Contractor meetings to monitor progress and address RFIs and PCOs.

END OF REPORT

Task				Predecessors						
ID	Task Name	Duration	Start	Finish	Mon 10/2/24	Tue 10/2/24	Wed 10/2/24	Thu 10/2/24	Fri 10/2/24	Sat 10/2/24
1	Notice to Proceed	2 days	Mon 10/2/24	Tue 10/2/24						
2	CHANGE ORDER #001									
3	Mobilization	18 days	Fri 11/1/24	Tue 11/26/24						
4	Explanatory Scaffolding Setup	6 days	Mon 11/25/24	Sat 11/30/24						
5	Structural Shoring Setup	30 days	Mon 12/2/24	Fri 1/10/25						
6	Grid Line 8 Demolition	4 days	Sat 1/11/25	Wed 1/15/25						
7	Grid Line 8 I,J,K Demolition	4 days	Sat 1/11/25	Wed 1/15/25						
8	Grid Line 8 L,Ti Rod Demolition	4 days	Sat 1/11/25	Wed 1/15/25						
9	Grid Line 8 E Exploration	4 days	Sat 1/11/25	Wed 1/15/25						
10	Grid Line U Footing Demolition	4 days	Sat 1/11/25	Wed 1/15/25						
11	CHANGE ORDER #002									
12	Concrete Beam Wall North Elevation Sheet A102 (PENDING)	21 days	Mon 2/3/25	Mon 3/3/25						
13	Electrical Distribution Boxes / Cables. 4 month allowance.	87 days	Fri 11/1/24	Sat 3/1/25						
14	Rooftop Drain Scoping - 8 drains	2 days	Mon 11/25/24	Tue 11/26/24						
15	Window Security and Painting Drawing A102	78 days	Mon 1/13/25	Wed 4/30/25						
16	Northeast Door and South Door Replacements	20 days	Mon 7/14/25	Fri 8/8/25						
17	CHANGE ORDER #003									
18	Scaffolding Erection Full Dance Floor	20 days	Mon 1/20/25	Fri 2/14/25						
19	The Wall Removal - East Elevation (PENDING)	10 days	Mon 2/13/25	Fri 2/14/25						
20	Rooftop Drain Letting - all Roof Drains	15 days	Mon 2/17/25	Fri 3/7/25						
21	CHANGE ORDER #004									
22	Foundation Butler System - Sheet A102 (PENDING)	4 days	Sun 11/10/24	Wed 11/13/24						
23	CHANGE ORDER #10									
24	Full Exterior Terra Cotta Restoration (PENDING)	116 days	Mon 3/17/25	Fri 8/15/25						
25	CHANGE ORDER #11									
26	Base Bolt Terra Cotta Repairs (PENDING)	80 days	Mon 4/28/25	Fri 8/15/25						
27	CHANGE ORDER #12									
28	Exterior Stucco Crack Repairs (PENDING)	75 days	Mon 5/5/25	Fri 8/15/25						
29	CHANGE ORDER #14									
30	Grid Line 8 Clay Tile Section Removal (PENDING)	56 days	Fri 1/31/25	Fri 4/18/25						
31	CHANGE ORDER #15									
32	Grid Line 8 Needle Beam Infill (PENDING)	60 days	Mon 2/3/25	Fri 4/25/25						
33	CHANGE ORDER #16									
34	Large Pipe Infill Repairs (PENDING)	21 days	Sun 2/16/25	Fri 3/14/25						
35	CHANGE ORDER #17									
36	Small Pipes (hot tub) Repairs (PENDING)	25 days	Mon 2/10/25	Fri 3/14/25						
37	CHANGE ORDER #18									
38	East Wall Column Demolition/Replacement, Tunnel Slab on Grade Removal and Replacement (PENDING)	36 days	Mon 2/17/25	Mon 4/7/25						
39	CHANGE ORDER #19									
40	Grid Line 8 Structural Column Removal, Repairs, Replacements (PENDING)	75 days	Mon 2/13/25	Fri 5/16/25						
41	CHANGE ORDER #20									
42	Grid Line 8 Beam and Grid Line D-E Ceiling Panel Repairs (PENDING)	46 days	Mon 2/13/25	Mon 4/7/25						
43	CHANGE ORDER #21									
44	Large Pipe Beam Ceiling repairs Not Included in Change Order #20 Above (PENDING)	151 days	Mon 2/13/25	Sat 8/30/25						