



# Salt Lake City Warm Springs Plunge Building Stabilization & Repair Project

**Monthly Project Report**  
**July 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

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The Wasatch Plunge Warm Springs stabilization project made significant strides in July 2025, building on June's progress with advancements in structural repairs, terra cotta restoration, and electrical/mechanical installations. Key milestones included the completion of Carbon Fiber Reinforced Polymer (CFRP) application on gable frames, substantial progress in terra cotta joint removal and patching, and the initiation of basement pan joist repairs. The project team continued close coordination with contractors, city representatives, and stakeholders to maintain schedule and budget adherence.

- **Horizontal Beam Repairs:** Completed at 100% in June, with no additional work reported in July.
- **Structural Gable Frame:** CFRP application reached 100% completion, with pull tests conducted and passed per Terracon's report. Eight test specimens were prepared, aligning with structural engineer recommendations.
- **Terra Cotta Repairs:** Joint removal and patching completed with coating at 50% and joint re-pointing at 20% by month-end. Patching is scheduled for completion by the beginning of August.
- **Chimney Repairs:** COA building permit approved in June, with deferred design submittals under review. Contractor pricing for the chimney scope of work was discussed, and a chimney schedule is pending from Hydro-Tech.
- **Electrical and Mechanical Systems:** HVAC installation is scheduled for the middle of August, with electrical exploration ongoing. The electrical subcontractor is prioritizing base bid items, with front conduit exploration pending. Electrical panel installation was reviewed, with a fence protection design submitted to Landmark.
- **Exterior Stucco/Plaster:** Preparation pressure washing of the exterior reached completion by the middle of July. Exterior plaster repairs are set to begin at the beginning of August.
- **East Elevation Columns:** Vertical section repair demolition and patching completed at 100% in June, with no further work reported.
- **Wood Fascia:** Removal and replacement reached 100% completion by the end of July.
- **Basement Pan Joists:** Demolition and sandblasting completed, with patching underway at the end of July.
- **Budget and Change Orders:** Change orders (CO-19 to CO-20) were fully approved by the city during the month. New change orders (CO-21 to 23) have been submitted to the city with recommendations for approval by

MOCA and the design team. They remain under city review, with all costs tracked in Procore. The stabilization work continues to track within the city's project budget. All change orders still remains within the project contingency budget.

The project remains on schedule, with substantial completion targeted for September 1, 2025, and punch list items by September 16, 2025. Weekly Owner, Architect, and Contractor (OAC) meetings continued to address Requests for Information (RFIs), Potential Change Orders (PCOs), and project progress, ensuring compliance with city requirements and historical preservation standards.

#### Next Steps in August

In August 2025, the project team will focus on:

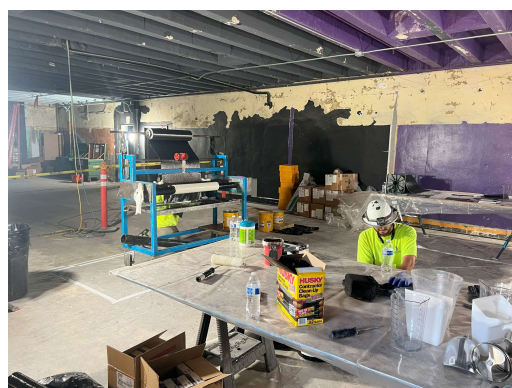
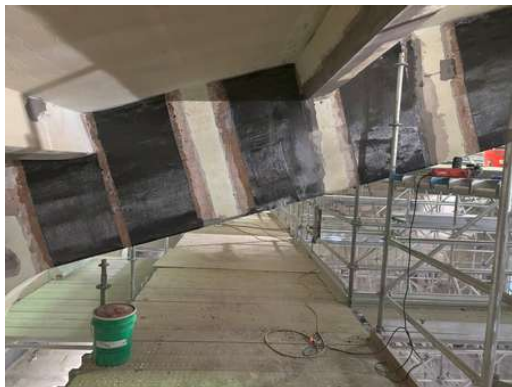
- Completing terra cotta patching (targeted completion by July 30, 2025, with coating and re-pointing to continue).
- Initiating exterior plaster repairs starting August 1, 2025.
- Advancing HVAC installation, scheduled for August 15, 2025, and continuing electrical exploration.
- Progressing basement pan joist patching following completed demolition.
- Reviewing chimney deferred design submittals and commencing chimney repairs in September 2025.
- Removing scaffolding post-CFRP application, with Hydro-Tech evaluating rental duration.
- Continuing door installation, scheduled between August 10 and August 23, 2025.
- Maintaining weekly OAC meetings to address RFIs, PCOs, and project milestones.



## 2. Project Photographs

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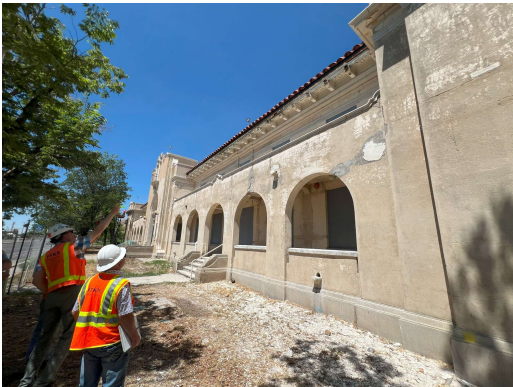
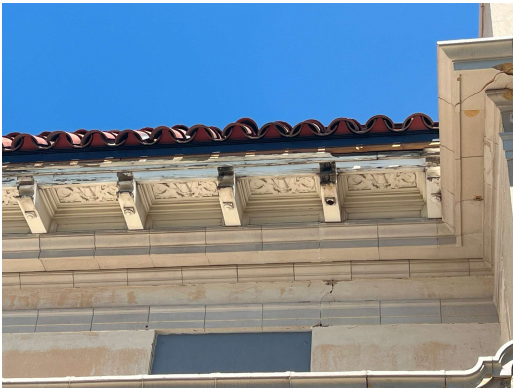
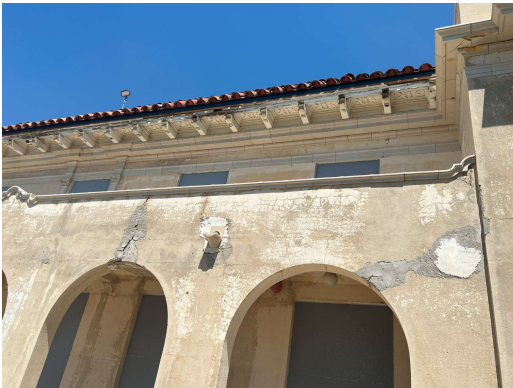
### Wasatch Plunge Warms Springs Building – Project Photos 7/2025























### 3. Budget/Cost Summary

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The project remains within budget, with new change orders (CO-21 West Elevation wood fascia repair and paint, CO-22 Removal and disposal of the existing boilers and CO-23 Additional month of scaffolding) have been submitted to the city and are pending their review and processing. Change Order 18, 19 and 20 have been approved by the city during the month. All project expenditures continue to be tracked in the city's project management software program Procore.

All additional costs associated with these items are within the project's allocated funding. Once the change orders are approved, the change orders will be documented and tracked in Procore. This ensures accurate budget updates in the tracking spreadsheet and facilitates close monitoring of expenditures against the established budget.

### 4. Next Month Look-Ahead

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Expected construction activities at the WSP in the next month:

- Progress exterior stucco and crack repair work.
- Complete terra cotta coating and joint re-pointing, following patching completion.
- Begin exterior plaster repairs.
- Start HVAC installation
- Continue electrical exploration for front conduits.
- Progress basement pan joist patching.
- Review chimney deferred design submittals and prepare for September 2025 chimney repairs.
- New door installation.
- Evaluate scaffolding removal post-CFRP application.
- Continue weekly Owner, Architect, and Contractor meetings to address RFIs, PCOs, and project progress.

**END OF REPORT**

