



Salt Lake City Warm Springs Plunge Building Stabilization & Repair Project

Monthly Project Report
August 2025

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1. Executive Summary

The Wasatch Plunge Warm Springs stabilization project made significant strides in August 2025, building on July's progress with advancements in terra cotta restoration, exterior plaster repairs and painting, HVAC and door installations, and completion of basement pan joist repairs. Key milestones included the completion of terra cotta joint re-pointing and coating, full installation of new doors and HVAC equipment, substantial progress in exterior plaster repairs and painting, and basement pan joist repair completion. The project team continued close coordination with contractors, city representatives, and stakeholders to maintain schedule and budget adherence.

- **Horizontal Beam Repairs:** Over the main large pool room completed at 100% in June, with no additional work reported in July.
- **Structural Gable Frame:** CFRP application completed at 100% in July, with no additional work reported in August. Scaffolding evaluation for removal is ongoing post-CFRP, with rental duration under review by Hydro-Tech.
- **Terra Cotta Repairs:** Patching completed early in the month, with coating finished by mid-August and joint re-pointing reaching 100% by the end of August. All terra cotta work is now fully complete.
- **Chimney Repairs:** Chimney work remains scheduled to commence in September 2025, with Hydro-Tech to provide a detailed schedule. The city has received approval from their insurance provider for the repair cost of the chimney during August.
- **Electrical and Mechanical Systems:** HVAC equipment delivered and installed by the end of August, with electrical connections completed and roof sealing around curbs finished. Electrical work progressed to 90% by mid-August and is now at substantial completion, including prioritization of base bid items. Exploration for front conduits and light fixtures was completed, with decisions made to avoid new fixtures in the Loggia area due to corroded conduits. Electrical panel installation and fence protection design were reviewed and submitted.
- **Exterior Stucco/Plaster:** Repairs underway throughout the month, starting on South and East elevations early August, reaching 15% by mid-month, and progressing to 75% by the end of August, with work on the West elevation ongoing and all other elevations complete. Exterior painting initiated during the middle of August, with the East elevation receiving two coats and North/South elevations in progress by month-end.
- **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, with review of North side West fascia conducted in early August.
- **Basement Pan Joists:** Patching progressed from 80% at the start of August to 100% completion by the middle of August.
- **Budget and Change Orders:** All outstanding change orders from July (CO-21 to CO-23 for West elevation wood fascia repair and paint, boiler removal/disposal, and additional scaffolding) were approved by the city towards the end of the month. No new change orders were submitted during August, and all costs continue to be tracked in Procore. The stabilization work remains within the city's project budget and contingency.

The project remains on schedule, with substantial completion targeted for the month of September 2025, with punch list items completed by September 19, 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. OAC meeting on September 1 was rescheduled to September 2 due to Labor Day. Sample testing from Terracon remains pending as of August 25.

Next Steps in September

In September 2025, the project team will focus on:

- Finalizing exterior plaster repairs and completing all exterior painting.
- Commencing chimney repairs following approval of deferred submittals and scheduling.
- Completing any remaining electrical/mechanical connections and testing.
- Removing scaffolding post all exterior work completion.
- Conducting final inspections and punch list items.
- Submitting as-builts, O&M manuals, and closeout documents for final payment by end of September.
- Maintaining weekly OAC meetings to address RFIs, PCOs, and project milestones.

2. Project Photographs

Wasatch Plunge Warm Springs Building – Project Photos 8/2025











3. Budget/Cost Summary

The project remains within budget, with all change orders from prior months (including CO-21 to CO-23) approved during August. No new change orders were submitted or pending. The city has requested a cost proposal from the contractor to replace the main entrance light fixtures and repair additional interior structural concrete floor and roof cracks. All project expenditures continue to be tracked in the city's project management software program Procore.

All costs associated with these items are within the project's allocated funding. The change orders are documented and tracked in Procore, ensuring accurate budget updates in the tracking spreadsheet and facilitating close monitoring of expenditures against the established budget.

4. Next Month Look-Ahead

Expected construction activities at the WSP in the next month:

- Complete any remaining exterior plaster repairs and painting.
- Commence chimney repairs.
- Finalize electrical and mechanical systems testing.
- Remove scaffolding.
- Prepare and submit as-builts, O&M manuals, and closeout documents.
- Conduct punch list walkthroughs and final inspections.
- Continue weekly Owner, Architect, and Contractor meetings to address RFIs, PCOs, and project closeout.

END OF REPORT