



Salt Lake City Warm Springs Plunge Building Stabilization & Repair Project

Monthly Project Report
September 2025

Prepared by:

MOCA

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1. Executive Summary

The Wasatch Plunge Warm Springs stabilization project made significant strides in September 2025, building on August's progress with advancements in exterior facade repairs and painting, completion of electrical and mechanical base work, installation of the landscape buffer system, removal of scaffolding, demolition of old boilers, and additional repairs to concrete pan joists on the first floor. Key milestones included the full completion of exterior plaster repairs and repainting, installation of the landscape buffer system around the building perimeter, dismantling and removal of scaffolding in the pool rooms, demolition and haul-off of old boiler units in the basement, and the start of final interior cleaning. At the city's request, the contractor has been repairing concrete pan joists on the first floor. 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 September.
- Structural Gable Frame: CFRP application completed at 100% in July, with no additional work reported in September. Scaffolding in the pool rooms was dismantled and removed during the month.
- Terra Cotta Repairs: All work completed at 100% in August, with no additional work reported in September.
- Chimney Repairs: Seismic repair on the chimney work commenced in September 2025 as scheduled, with Hydro-Tech providing a detailed schedule. The city has received approval from their insurance provider for the repair cost of the chimney.
- Electrical and Mechanical Systems: All base design work for electrical and mechanical scope completed during the month, with HVAC equipment fully installed and operational. Electrical connections are at substantial completion. The only remaining electrical work is the installation of new main entrance porch light fixtures, which are custom-made and expected to be delivered and installed in December 2025.
- Exterior Stucco/Plaster: Repairs completed at 100% by the end of September, with all elevations fully addressed. Exterior painting also reached 100% completion, including two coats on all elevations.
- 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 no additional work reported in September.

- **Basement Pan Joists:** Patching completed at 100% in August. At the city's request, the contractor has been repairing additional concrete pan joists on the first floor during September.
- **Budget and Change Orders:** Only two new change orders were submitted during September, Change Order #24 for the decorative main entrance light fixtures and Change Order #25 additional scope of work by the contractor tracked by Time and Material for the pan joist repairs and building cleaning. Both change orders were at the request of the city. These change order costs continue to be tracked in Procore. The stabilization work remains within the city's project budget and contingency.

The project achieved substantial completion in September 2025 as targeted, with punch list items addressed 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.

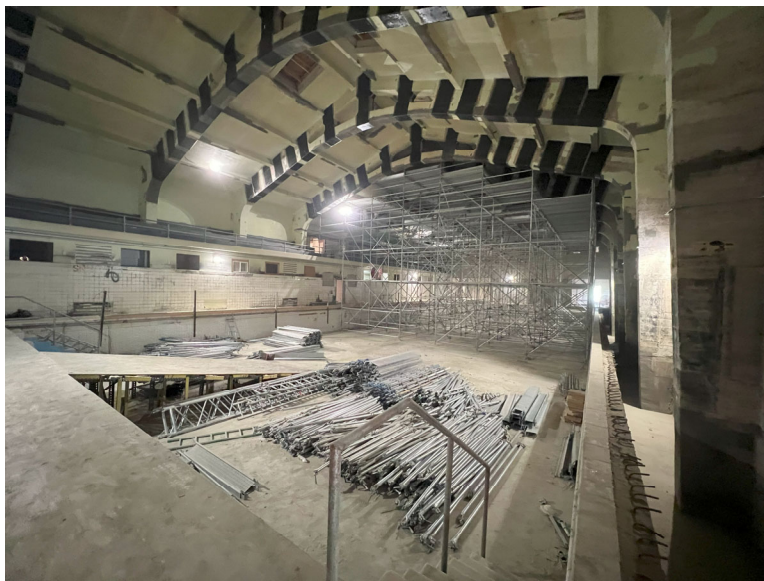
2. Project Photographs

Wasatch Plunge Warm Springs Building – Project Photos 9/2025





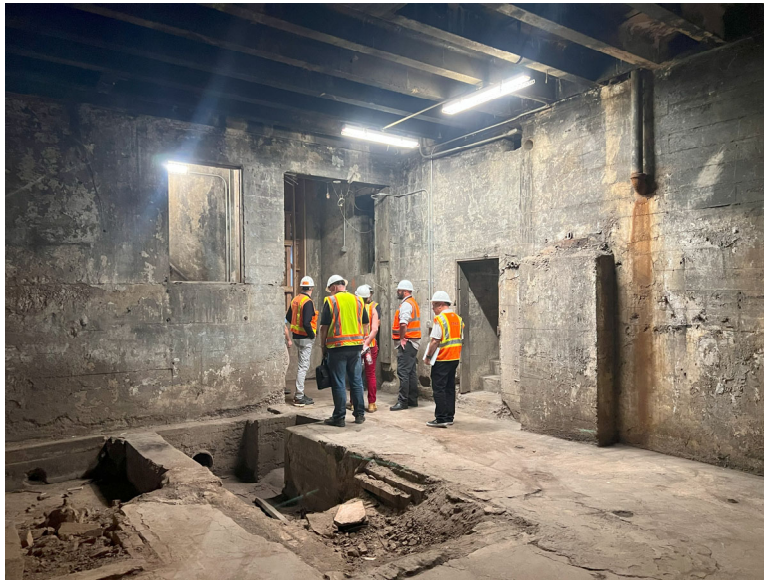












3. Budget/Cost Summary

The project remains within budget, with all change orders from prior months (including CO-21 to CO-23) approved. Change Order #24 and 25 have been reviewed by MOCA with our recommendation for the city to process. Both change orders have been submitted to the city for their review and processing. 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 installation of new main entrance porch light fixtures upon delivery in December (installation to follow).
- Finalizing any remaining punch list items and additional time and materials work.
- Continuing final interior cleaning of the building.
- Submitting as-builts, O&M manuals, and closeout documents for final payment.
- Conduct final inspections.
- Maintaining weekly OAC meetings to address RFIs, PCOs, and project closeout.
- Continue work on chimney repair.

END OF REPORT