



Salt Lake City Mosquito Abatement District
Phase II Development Project
Monthly Project Report
April 2025

Prepared by:

MOCA

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1. Executive Summary

Overview

During April 2025, the Salt Lake City Mosquito Abatement District (SLC MAD) Phase II Development Project made significant progress, focusing on foundation work, underground utility installations, and structural preparations. Key activities included pouring concrete footings and stem walls for the lab building and ABC cages, initiating backfill operations, and advancing underground plumbing and electrical work. Despite challenges with city requirements for sewer and water line installations, the project team implemented effective mitigation strategies, including submitting a variance to the city, which will allow the project to install the new sewer line prior to the installation of the water supply lines. The project remains on track with an estimated overall completion of 15% as of the end of April.

Work Completed in April

Excavation and foundation work progressed significantly. The lab building walls and front ABC building footings were poured, with forms removed by late April. Steel was delivered and being stored on site for ABC cages, and structural steel erection to begin on the lab building in May. Underground utilities advanced, with electrical installations continuing along the south side of the site and underground plumbing starting for the lab building. A sewer installation issue arose, as the city required underground water lines to be completed first; a variance was submitted, and the team awaits approval from city building services. Dewatering efforts continued but improved due to fewer storms, stabilizing site conditions.

Materials delivered included additional steel for the lab building, concrete for footings, and underground utility components. The contractor coordinated with the geotechnical consultant to ensure proper soil stabilization, particularly for the lab building slab, which is scheduled for pouring on May 15, 2025. Site logistics included splitting and mixing a dirt pile with compost and ongoing grading to support road base stabilization.

Construction Status

The project is at 19% completion and aligns with the planned schedule. The primary challenge was the city's sewer installation requirement, which temporarily halted progress until water lines could be prioritized. The submitted variance and proactive coordination with the city are expected to resolve this issue. Geotechnical oversight ensured stable subgrade conditions, allowing continuous footing pours and backfill operations to proceed. The project team continues to monitor groundwater levels, with dewatering measures in place as needed.

Next Steps in May

May will focus on pouring the remaining ABC cages footings, lab building slab, completing backfill for the lab and ABC cages, and advancing underground plumbing and electrical installations. Structural steel erection for the ABC cages and vault will begin, along with the footings for the hanger building. We hope to have the variance approval by city building service so the contractor can proceed with the installation of this scope of work and adjust utility tie-ins accordingly. Temporary road stabilization will be maintained, with permanent paving planned for later phases. Weekly Owner-Architect-Contractor (OAC) meetings will continue, with the next meeting scheduled for May 7, 2025, at the SLC MAD On-Site Trailer.

The project remains on schedule, with proactive measures addressing utility coordination and soil stabilization challenges.

2. Project Photographs

2.1. Images of the project site work.













3. Budget/Cost Summary

Attachment "A" has been updated for the month of March. As invoices for the month of April are still waiting for submission and review. Attachment "A" illustrates the overall budget and its distribution into specific line items. As the project progresses, if there are any budget adjustments (either up or down – budget is moved either from or to "Owner Project Contingency" to account for the delta between the "Contracted" total and the "Budgeted" total) are made. Invoices for services performed are entered, as they are validated and approved, into the "Paid to Date" column.

Note, that any changes in the contracted amounts will be tracked as a change order to the project. These change orders either unknown or unforeseen conditions or added request by the owner, to the project will be covered by the "Owner Project Contingency" line item which has been included as part of our overall project budget. Money will be utilized, as needed, from that line item throughout the life of the project to cover the costs of unanticipated and/or additional items. During the month of April, Potential Change Order, (PCOs #1 and #2) were signed, and Change Order, (CO #1), incorporating both, has been approved and signed by the owner. The contractor is working on another potential change order for street light additions (requested by the city) is under review, with costs being vetted from the electrical subcontractor and verified by the project's electrical consultant. The project team is awaiting two additional potential change orders (PCO) to be submitted by the contractor to the owner for additional work required for site dewatering & soil stabilization and credit back to the owner for change to the laboratory cabinetry from phenolic resin to metal.

4. Schedule Summary

The project schedule continues to adhere to Eckman Construction's "Base" schedule (Attachment "B"), of a substantial completion date of January 26, 2026, followed by 15 days for owner punch list items, leading to a final completion date of February 16, 2026. The early start in January has provided flexibility, and the project remains on track despite minor challenges such as the sites soft soil conditions and ground water in the lab building footings. Monthly reviews of Eckman's progress schedule indicate no slippage, it does show the current substantial completion date as being January 08, 2026. That is an increase of 18 days from their "Base" schedule. This accounts for minor delays due to groundwater and sewer coordination challenges. If further delays emerge, MOCA will request a narrative from Eckman detailing schedule adjustments.

5. Next Month “Look-ahead”

- Activities anticipated to occur next month include:
- Pour lab building slab (scheduled for May 15, 2025).
- Complete backfill for lab building and ABC cages.
- Continue underground plumbing and electrical installations.
- Erect structural steel for ABC cages and vault.
- Form and pour footings for hanger building.
- Resolve sewer variance with the city and complete utility tie-ins.
- Continue grading and stockpile road base material.
- Maintain temporary road stabilization.
- Adjust fire line and tie-in fire hydrant (pending water shutdown).

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - April 2025

Cost Category	Budgeted	Contracted	Remaining Budget	Paid to Date	Percent of Contracted Spent	Remaining to Complete Contract
Construction Costs + Overhead & Profit	\$13,778,739.35	\$13,778,739.35	\$0.00	\$2,131,601.17	15%	\$ 11,647,138.18
Construction Change Orders	\$0.00	-\$4,926.83	\$0.00	\$0.00	0%	(\$4,926.83)
Total Construction Costs	\$13,778,739.35	\$13,773,812.52	\$0.00	\$2,131,601.17	15%	\$11,642,211.35
FF&E	\$436,850.00	\$0.00	\$436,850.00	\$0.00	0%	\$0.00
N/A	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total FF&E,tech,phone,etc.	\$436,850.00	\$0.00	\$436,850.00	\$0.00	0%	\$0.00
Architectural (MHTN)	\$988,000	\$993,850.00	\$0.00	\$796,250.00	80%	\$197,600.00
Owner Design Contingency	\$603,363.00	\$5,850.00	\$597,513.00	\$5,850.00	100%	\$0.00
N/A	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
PM Services (MOCA)	\$510,000.00	\$405,614.00	\$104,386.00	\$152,000.00	37%	\$253,614.00
Special Inspection/Testing	\$109,210.00	\$2,292.00	\$106,918.00	\$2,292.00	100%	\$0.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$8,445.62	24%	\$26,754.38
Geotech	\$15,000.00	\$4,550.00	\$10,450.00	\$4,550.00	100%	\$0.00
Survey	\$5,000.00	\$0.00	\$5,000.00	\$0.00	0%	\$0.00
Public Utilities/Connection Fees	\$8,000.00	\$6,408.00	\$1,592.00	\$6,408.00	80%	\$0.00
Permits	\$120,975.00	\$101,830.26	\$19,144.74	\$101,830.26	84%	\$0.00
Plan Review	\$78,634.00	\$57,278.51	\$21,355.49	\$57,278.51	73%	\$0.00
Conditional Use Fee	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Impact Fees	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
LEED Certified Fees	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Misc. Fees	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Misc. Owner Subcontractor	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
1% State Permit Fee	\$2,000.00	\$0.00	\$2,000.00	\$0.00	0%	\$0.00
Misc. Owner Expenses	\$75,905.65	\$0.00	\$75,905.65	\$0.00	0%	\$0.00
Misc. Expenses	\$75,905.65	\$0.00	\$75,905.65	\$0.00	0%	\$0.00
Facilities Expenses	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
N/A						
Total Owner Fees	\$2,480,182.00	\$1,612,872.77	\$1,024,970.53	\$1,134,904.39	70%	\$477,968.38
Owner Project Contingency	\$728,000.00	\$0.00	\$728,000.00	\$0.00	0%	\$0.00
N/A	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
N/A						
Total Project Costs	\$17,499,677.00	\$15,386,685.29	\$2,265,726.18	\$3,266,505.56	21%	\$12,120,179.73
GRAND TOTALS:	\$17,499,677.00	\$15,386,685.29	\$2,265,726.18	\$3,266,505.56	21%	\$12,120,179.73

