



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

Prepared by:

**MOCA**

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## 1. Executive Summary

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### Overview

In May 2025, the SLC MAD Phase II Development Project advanced significantly, achieving 19% completion by May 30, 2025. Key milestones included pouring the lab building slab, completing ABC cage footings, and initiating masonry and structural steel work. A critical sewer variance was secured from the city, enabling sewer installation to begin in June. However, non-galvanized steel was delivered for the ABC cages and vault, requiring an eight-week rework process to galvanize the steel, which will delay this non-critical path work but not the overall project timeline. Other progress included backfill completion, utility installations, and coordination for furniture and equipment. The project remains on schedule despite minor groundwater challenges and a newly discovered gas line conflict, with proactive measures ensuring alignment with the January 26, 2026, substantial completion date.

### Work Completed in May

The SLC MAD Phase II project achieved significant progress in foundation and utility work during May 2025. The lab building slab was poured on schedule, and backfill operations for the lab and larval vaults were completed. Concrete footings for ABC Cages #1 (NE), #2 (NW), #3 (SW), and #4 (SE) were formed and poured, with steel plates installed for the cage roof structures, preparing for column placement. Masonry work began on the lab building's exterior, with completion expected by mid-June, followed by roof beam and decking installation. Structural steel erection started for the larval vaults, but the delivered steel was primed instead of galvanized, requiring removal and an eight-week galvanizing process at no cost to the owner. The contractor is prioritizing other vault and cage tasks to minimize delays. Underground plumbing and electrical installations advanced for the lab, with ongoing work for vaults and cages, coordinating tie-ins with Phase 1 systems. A gas line conflicting with the sewer line was resolved by routing the sewer beneath it after consultation with Enbridge, and a city-approved sewer variance enabled sewer work to begin in June. Dewatering efforts continued, though improved weather reduced the need, and geotechnical oversight ensured stable subgrade conditions, particularly for southern ABC cages. Site logistics progressed with grading, road base stabilization, and coordination for screen materials and Phase 2 keying systems. A pre-commissioning meeting with the owner's agents clarified requirements for the lab's mechanical systems and insectary envelope, engaging electrical, mechanical, balancing, and controls subcontractors. An initial meeting with CCG/Hayworth finalized furniture and equipment plans for the lab and hanger offices.

**Construction Status**

The project is at 19% completion, aligning with the planned schedule. The primary challenge was the discovery of a gas line conflicting with the sewer line placement, which has been addressed through coordination between the design team, contractor and Enbridge. The approved sewer variance resolved the earlier issue of prioritizing water line installation, allowing sewer work to proceed. Geotechnical oversight ensured stable subgrade conditions, enabling continuous footing pours and backfill operations. The crane height limitation (65' vs. required 115') was noted, and the team is exploring solutions for steel erection. The contractor is exploring alternative methods for setting the larval vaults, while the owner pursues an FAA variance for increased crane height. Weekly Owner-Architect-Contractor (OAC) meetings have been instrumental in maintaining alignment, with key discussions on submittals, RFIs, and potential change orders (PCOs).

**Next Steps in June**

The month of June will focus on completing the remaining ABC cage footings, including ABC Cage #4 spot footings, and advancing structural steel erection for the ABC cages and vault. Hanger building excavation and concrete footings will continue, with the hanger scheduled to start in early June. The civil subcontractor will work on installing phase 2 underground sewer line following the variance approval by the city and begin main water line install. Underground electrical and plumbing installations is expected to progress, as well as masonry work on the lab building. The project team will finalize the screen material contract and keying coordination with subcontractors. Temporary road stabilization will be maintained, with permanent paving planned for later phases. The project remains on schedule, with proactive measures addressing utility coordination, dewatering issues, and soil stabilization challenges.

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

## 2. Project Photographs

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### 2.1. Images of the project site work.









### 3. Budget/Cost Summary

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Attachment "A" has been updated for the month of April, with May invoices still pending submission and review. Attachment "A" illustrates the overall budget and its distribution into specific line items. As the project progresses, budget adjustments are made by moving funds from or to the "Owner Project Contingency" to account for any delta between the "Contracted" total and the "Budgeted" total. Invoices for services performed are entered into the "Paid to Date" column upon validation and approval.

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 May, Change Order #1 (incorporating PCOs #1 and #2) was fully executed. Change Order #2 was submitted and fully executed. Change Order #2 included installation of streetlights along phase 1 property frontage road, required by the city, and a credit to the owner for changing the base design of the lab building cabinets from phenolic resin to metal. Two additional PCOs are being prepared for submission: one for site dewatering and soil stabilization costs, and another for hanger footing design integration with the PEMB design and structural engineering design documents.

### 4. Schedule Summary

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The project adheres to Eckman Construction's "Base" schedule (Attachment "B"), targeting substantial completion by January 26, 2026, followed by 15 days for owner punch list items, with final completion by February 16, 2026. Monthly reviews indicate a current substantial completion date of January 8, 2026, reflecting an 18-day buffer from the base schedule. This accounts for minor delays due to groundwater and sewer coordination challenges. The early January start has provided flexibility, and the project remains on track. If further delays emerge such as with the steel galvanizing, MOCA will request a narrative from Eckman detailing schedule adjustments.

## 5. Next Month “Look-ahead”

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- Activities anticipated to occur in June include:
  - Complete ABC Cage #4 spot footings and remaining cage footings backfill.
  - Structural steel removed and prep for galvanizing.
  - Erect lab building interior steel and roofing beams.
  - Advance hanger building excavation and concrete footings.
  - Complete sewer utility tie-ins and coordination.
  - Progress underground plumbing and electrical installations.
  - Continue masonry work for the lab building.
  - Maintain temporary road stabilization and stockpile road base material.
  - 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 - May 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	\$2,655,097.35	19%	\$ 11,123,642.00
Construction Change Orders	\$0.00	-\$899.03	\$0.00	-\$899.03	100%	\$0.00
<b>Total Construction Costs</b>	<b>\$13,778,739.35</b>	<b>\$13,777,840.32</b>	<b>\$0.00</b>	<b>\$2,654,198.32</b>	<b>19%</b>	<b>\$11,123,642.00</b>
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
<b>Total FF&amp;E,tech,phone,etc.</b>	<b>\$436,850.00</b>	<b>\$0.00</b>	<b>\$436,850.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
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	\$10,497.01	30%	\$24,702.99
Geotech	\$15,000.00	\$6,500.00	\$8,500.00	\$6,500.00	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
<b>Misc. Owner Expenses</b>	<b>\$75,905.65</b>	<b>\$0.00</b>	<b>\$75,905.65</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
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						
<b>Total Owner Fees</b>	<b>\$2,480,182.00</b>	<b>\$1,614,822.77</b>	<b>\$1,023,020.53</b>	<b>\$1,138,905.78</b>	<b>71%</b>	<b>\$475,916.99</b>
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						
<b>Total Project Costs</b>	<b>\$17,499,677.00</b>	<b>\$15,392,663.09</b>	<b>\$2,263,776.18</b>	<b>\$3,793,104.10</b>	<b>25%</b>	<b>\$11,599,558.99</b>
<b>GRAND TOTALS:</b>	<b>\$17,499,677.00</b>	<b>\$15,392,663.09</b>	<b>\$2,263,776.18</b>	<b>\$3,793,104.10</b>	<b>25%</b>	<b>\$11,599,558.99</b>



MHTN  
ARCHITECTS

## Construction Observation Report

## Report No.20

Project: SLC Mosquito Abatement District Phase 2  
Project No.: 2023546

Date: 4 June 2025  
Arrival Time: 1:00pm  
Departure Time: **1:55pm**

Attendees:	Representing:	Email:
X Ary Faraji	SLC MAD	<a href="mailto:ary@slcmad.org">ary@slcmad.org</a>
X Greg White	SLC MAD	<a href="mailto:greg@slcmad.org">greg@slcmad.org</a>
X Brad Sorensen	SLC MAD	<a href="mailto:brad@slcmad.org">brad@slcmad.org</a>
X Rob Czubak	MOCA Systems	<a href="mailto:rjc@mocasystems.com">rjc@mocasystems.com</a>
Cooper Eckman	Eckman Construction	<a href="mailto:ce@eckmanconst.com">ce@eckmanconst.com</a>
Robert Tracy	Eckman Construction	<a href="mailto:rt@eckmanconst.com">rt@eckmanconst.com</a>
X Tony Leafa	Eckman Construction	<a href="mailto:tl@eckmanconst.com">tl@eckmanconst.com</a>
X Chris Ramsey	Eckman Construction	<a href="mailto:cramsey@eckmanconst.com">cramsey@eckmanconst.com</a>
X Monique Gamez	Eckman Construction	<a href="mailto:mg@eckmanconst.com">mg@eckmanconst.com</a>
X Jonathan Wallace	Eckman Construction	<a href="mailto:Jw@eckmanconst.com">Jw@eckmanconst.com</a>
Robert Pinon	MHTN Architects	<a href="mailto:robert.pinon@mhtn.com">robert.pinon@mhtn.com</a>
X Libbie Robinson	MHTN Architects	<a href="mailto:libbie.robinson@mhtn.com">libbie.robinson@mhtn.com</a>
X Zach Smith	MHTN Architects	<a href="mailto:zach.smith@mhtn.com">zach.smith@mhtn.com</a>

X – In attendance

Report By: Zach Smith

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### Work in Progress (as observed by MHTN Architects):

Weather: sunny, dry  
Temperature (°F): 74 degrees

### Construction Status (as reported by Contractor):

Estimated % Complete: 18%

Conformance with Schedule: Tracking

- Site Logistics: The site is dusty, but Eckman is working on it. They are planning on getting a water truck going soon.
- Building and Schedule Logistics: Demolition of parts of phase one are starting to tie into storm drain. Mason is finishing this week for the lab building. Tonny is going to walk with them and QC all joints and fill holes. The trench drain for the ABC cages is being worked on. All pipes are about to be installed. The vault is planned to be poured on the 18<sup>th</sup>. The landing boxes are planned to be poured on the 24<sup>th</sup>. Drone shot is going to be taken from the lab. ABC Cage's walls are going up and so are the footings on 3 & 4. The hanger construction should start next week. The steel columns were taken down. The galvanized steel should be back in two weeks.





Next Meeting: 11 June 2025 at 1pm  
Location: SLC MAD On Site Trailer

### End of Observation Report No. 20

Minutes will stand as recorded unless notified within 3 working days of any discrepancies or inaccuracies.