



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

Prepared by:

**MOCA**

## Table of Contents

1.	<b><u>Executive Summary</u></b>
2.	<b><u>Project Photographs</u></b>
3.	<b><u>Budget/Cost Summary</u></b>
4.	<b><u>Schedule Summary</u></b>
	<b><u>Attachment “A” – Project Budget Tracking Log</u></b>
	<b><u>Attachment “B” – Project Schedule</u></b>

## 1. Executive Summary

---

### Overview

In June 2025, the SLCMAD Phase II Development Project continued to advance according to the established schedule, achieving notable progress across multiple work fronts. Major activities included the completion of masonry work on the lab building, installation of all ABC cage footings and walls, continued erection of structural steel with the return of galvanized members, and ongoing underground utility installations. Storm drain installation and new sewer line tie-ins progressed steadily, while the project team engaged with the furniture and equipment supplier to finalize interior fit-out planning. Despite minor challenges typical for this phase of construction, the project remains on track for substantial completion by January 2026, supported by proactive site logistics and close coordination with all stakeholders.

### Work Completed in June

During the month of June, the contractor completed the masonry work on the lab building, marking an important milestone for the structure's exterior enclosure. Concrete wall forms were installed for the ABC cages located on the northeast and northwest sections of the site, and all concrete footings for the cages were poured successfully. The steel fabricator was able to expedite the galvanizing process for the steel members required for the ABC cages. Most of these galvanized steel components were delivered back to the project site, allowing the contractor to begin erecting the structural steel at the northeast cage location attached to the lab building. Additionally, the steel required for the lab building roof structure, which did not need galvanizing, was erected this month and steel decking has been installed.

Underground utility work remained a focus in June. The contractor continued installing the new site sewer line, working around the Phase 2 drive lane and successfully tying the new line into the existing Phase 1 system. Work on the new storm drain line, which runs from the Phase 2 site through the Phase 1 area, also commenced this month. This included removing trees along the Phase 1 north property line and excavating a trench for the new drain line that will ultimately tie into the Phase 1 northeast retention pond. In parallel, underground electrical conduit installation progressed, with conduit being routed to the hangar, lab building, and ABC cages. The contractor also installed new drain lines for the Larva Bio Vaults in preparation for setting the vaults at the beginning of July.

The project team advanced planning for the interior furniture and equipment. A kick-off meeting was held with the furniture and equipment supplier, who provided a preliminary design package outlining the furniture layout for the hangar and lab building. To support final selections, SLCMAD staff conducted a site visit to the supplier's local branch in Salt Lake City to review and choose furniture items. The project team is currently awaiting the supplier's fee proposal, which will allow SLCMAD to approve the purchase and move forward with procurement.

Site conditions and logistics were actively managed throughout the month. Demolition and clearing activities continued to accommodate utility tie-ins and new storm drain installations. Dust control remained a priority given the dry conditions, with plans in place to utilize a water truck to manage site dust more effectively. Irrigation work also progressed to maintain plantings along the west side of the site.

### **Construction Status**

Overall, the project remains on schedule and continues to track well against the approved baseline. The steel fabricator's quick turnaround on galvanizing has minimized delays to the ABC cage structural work, with erection activities now underway. Coordination is ongoing with the City and FAA to address crane height restrictions that affect steel erection for the larval vaults. Weekly Owner-Architect-Contractor (OAC) meetings have been critical in maintaining alignment on submittals, RFIs, and any potential change orders that may arise.

### **Next Steps in July**

Looking ahead to July, the project team will focus on completing the erection of the structural steel for the ABC cages and walls. The concrete slab for the vault will be poured, and work will continue to set the Larva Bio Vaults. Concrete landing boxes and slabs for the cages will also be poured. The remaining steel for the lab building roof will be erected, followed by installation of the steel decking. Sewer and storm drain installations will continue, including necessary backfill and site restoration. Excavation and concrete footing work for the hangar building are scheduled to commence. Dust control measures will be maintained, and final procurement for furniture and equipment will proceed once the supplier's proposal is approved.

### 3. Budget/Cost Summary

---

Attachment “A” has been updated to reflect the current project cost status through the month of May invoices. June invoices still need to be submitted and reviewed. Executed Change Orders #1 and #2 have been incorporated into the project budget. Additional potential change orders for site dewatering, soil stabilization, and the integration of the hangar footing design with the pre-engineered metal building and structural engineering documents are being prepared by the contractor for review and approval. These change orders will be processed against the Owner Project Contingency as needed.

Note that any changes to the contracted amounts will be tracked and documented as change orders to the project. These change orders typically result from unforeseen conditions or additional scope requested by the owner. The associated costs will be funded through the “Owner Project Contingency” line item, which is part of the overall project budget. This contingency is intended to cover unanticipated or added expenses throughout the life of the project.

During June, the contractor began preparing two pending change order proposals: PCO-05 for additional building foundation stabilization and PCO-06 for site dewatering. If approved by the project team, these items will be consolidated into Change Order #3 and submitted for formal review and execution, which will update the contractor’s total contract amount accordingly.

In addition, another PCO is being prepared to address the integration of the hangar footing design with the pre-engineered metal building (PEMB) design and structural engineering documents. The deferred design submitted by the PEMB contractor required larger building footings than those shown in the design team’s original basis-of-design documents. The project team had anticipated that modifications to the hangar footing size would likely be required.

### 4. Schedule Summary

---

The project team is waiting for an updated project schedule from the contractor. It will be submitted with June’s pay application. Once submitted, it will be reviewed by MOCA to any changes. Currently the project remains on schedule for substantial completion by January 8, 2026, which maintains an 18-day buffer ahead of the original base target date of January 26, 2026. This buffer accommodates minor delays encountered to date, including steel galvanizing and utility coordination and dewatering. The project team continues to manage schedule risks proactively and will request detailed schedule narratives from the contractor should any additional adjustments become necessary.

## 5. Next Month “Look-ahead”

---

- Activities anticipated to occur in June include:
  - Complete erection of the structural steel for the ABC cages and walls.
  - Pour the concrete slab for the Larva Bio Vault and continue setting the vaults.
  - Pour concrete landing boxes and slabs for the ABC cages.
  - Erect remaining lab building roof steel and steel decking.
  - Begin Lab building interior wall framing.
  - Lab building roof insulation.
  - Continue installation and backfill of the site storm drain and sewer utility lines.
  - Begin excavation and concrete footing work for the hangar building.
  - Maintain dust control measures across the site, including use of a water truck.
  - Continue underground electrical and plumbing work as needed for new structures.
  - Finalize procurement of interior furniture and equipment upon receipt of the supplier’s fee proposal.
  - Ongoing site grading and stabilization as construction progresses.
  - Coordinate traffic control permitting and manage site access as utility work continues.
  - Phase 1 retention pond tie-in to city storm drain system.
  - 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 - June 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	\$13,428.00	\$95,782.00	\$13,428.00	100%	\$0.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$14,549.28	41%	\$20,650.72
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>\$1,625,958.77</b>	<b>\$1,011,884.53</b>	<b>\$1,154,094.05</b>	<b>71%</b>	<b>\$471,864.72</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>\$15,403,799.09</b>	<b>\$2,252,640.18</b>	<b>\$3,808,292.37</b>	<b>25%</b>	<b>\$11,595,506.72</b>
<b>GRAND TOTALS:</b>	<b>\$17,499,677.00</b>	<b>\$15,403,799.09</b>	<b>\$2,252,640.18</b>	<b>\$3,808,292.37</b>	<b>25%</b>	<b>\$11,595,506.72</b>



MHTN  
ARCHITECTS

## Construction Observation Report

**Report No.23**

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

Date: 25 June 2025  
Arrival Time: 1:00pm  
Departure Time: **1:55pm**

Attendees:	Representing:	Email:
Ary Faraji	SLC MAD	<a href="mailto:ary@slcmad.org">ary@slcmad.org</a>
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 Jonathan Wallace	Eckman Construction	<a href="mailto:Jw@eckmanconst.com">Jw@eckmanconst.com</a>
X 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

---

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

Weather: sunny, dry  
Temperature (°F): 84 degrees

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

Estimated % Complete: 21%  
Conformance with Schedule: Tracking

#### Building and Schedule Logistics:

- Working on tying storm drain into phase one (1- 1.5 weeks)
  - Lot of ground water coming through, slowly working and planning to inspect next week
- 90% on sewer
  - Starting to tie into exit line and making sure to coordinate with the owner with work
- Starting work on the street 7th of July
  - Permit in progress
- Lab building
  - Special inspection for welding went well
  - Working on roof drain now
  - Planning to start framing starting next week
  - Elect and plumbing to come back soon after that
  - HVC is planning to come at the end of July
  - Roof planning to go on in 2 weeks
  - Fire lines are going up next week too
  - All columns have gotten back
- Vault slab being poured Friday morning
  - Vault boxes came in at the wrong height and they are looking to get them replaced
- ABC Cage walls planning to be poured next













Next Meeting: 2 July 2025 at 1pm  
Location: SLC MAD On Site Trailer

---

**End of Observation Report No. 23**

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