



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

Prepared by:

MOCA

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1. Executive Summary

Overview

In July 2025, the SLCMAD Phase II Development Project continued progressing with key milestones achieved in structural, utility, and interior construction activities. Highlights include completion of the lab building's interior framing and insulation, significant advancement of mechanical, electrical, and plumbing (MEP) installations, and ongoing structural steel erection for the ABC cages and larval vaults. The contractor also addressed several utility coordination issues, including a gas line conflict near the northeast property line of the Phase I site. This conflict delayed progress on tying the retention pond into the city's stormwater system. Despite these challenges, the Phase II storm drain and water line installations proceeded with minimal impact to site operations. Additionally, the project team finalized a redesign of the larval vaults, opting for cast-in-place vaults to improve cost control and schedule reliability. Coordination also continued with the furniture and equipment vendor to advance selections and layout reviews.

Work Completed in July

During the month of July, interior wall framing and exterior wall insulation were completed in the lab building, with spray foam insulation installed in a single day. MEP installations progressed substantially, with electrical and plumbing work ongoing and ductwork beginning by the end of the month. Interior door framing was also completed, with minor adjustments required after MEP work is finalized and before drywall installation. The contractor submitted the storefront window submittals to the design team for review. The TPO roof system was installed, with roof drain tie-ins still pending. With the building now dried in, the contractor can proceed with mechanical ductwork and drywall preparation. The lab building canopy was also erected, ready for roofing materials. Coordination with UNVC, SLCMAD's Commissioning Agent, has begun to initiate HVAC reviews and perform envelope tests on the insectary room to verify air and humidity containment.

For the ABC cages, concrete wall pours for cages 3 and 4 were completed, and structural steel erection for the cages and larval vault area continued. Following review of cost, quality, and lead time concerns, the project team and owner decided to proceed with cast-in-place larval vaults. The design team worked with the owner to confirm the redesign met expectations, and the revised plans were issued to the contractor for pricing.

Site utility work advanced with storm drain installation on both the north and south ends of the Phase I and Phase II sites. A gas line conflict was encountered near the storm drain and streetlight locations at the northeast corner of the Phase I site. In response, the contractor submitted an RFI to revise storm drain slopes to avoid a 6-inch gas line and began coordinating with Enbridge to cut and cap two abandoned gas lines (20-inch and 10-inch) located nearby. City staff approved a setback variance to place the west side streetlights within the five-foot utility clearance zone, and Enbridge is reviewing a similar variance. Feedback is expected in early August. The contractor is also preparing to begin excavation for the water supply line tie-in in Phase I and is coordinating with

SLCMAD to either backfill or plate trenches during working hours to reduce operational disruptions. Additionally, fire suppression water shutdowns for tie-ins in Phase II are being planned with SLCMAD input to minimize impact.

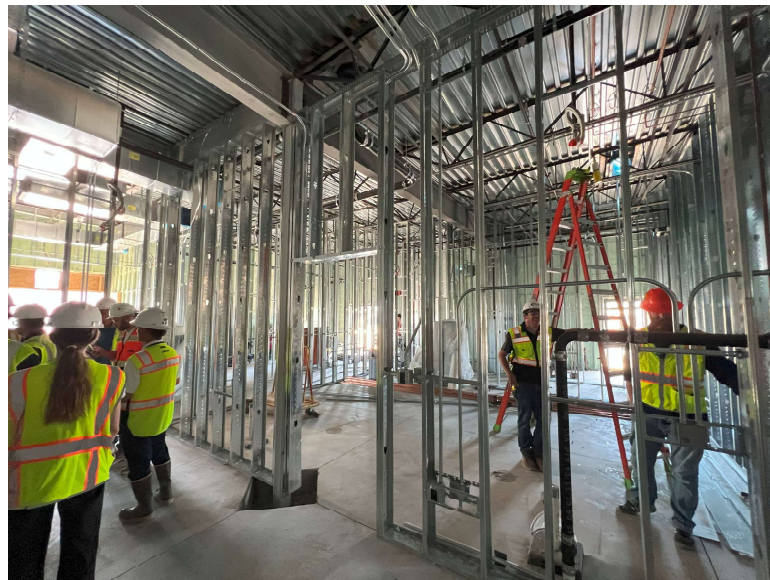
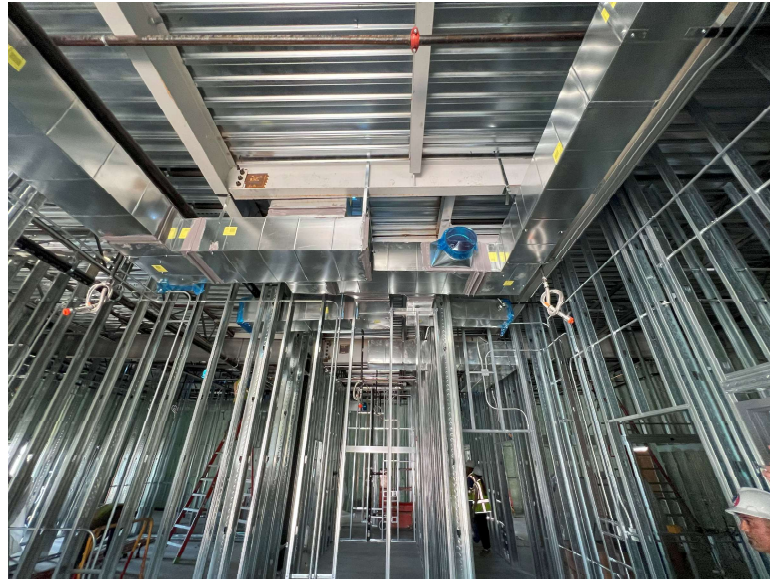
At the hangar, rebar for footings arrived onsite, and a change order for footing design integration with the pre-engineered metal building (PEMB) was submitted for design team review. Site work also included excavation and gas line demo, with the first asphalt lift planned for fall and the final lift in spring to ensure a clean road finish. Dust control remained active through regular water truck usage, and irrigation system work progressed.

SLCMAD staff reviewed the preliminary furniture and equipment design package, which confirmed layout and outlet coordination. The submittal is under review by the design team, with final design confirmation pending fee proposal acceptance.

Next Steps in August

In August, the focus will be on completing MEP installations within the lab building, including ductwork and electrical tie-ins, followed by drywall and storefront glazing. The contractor will pour the cast-in-place vaults following final approval of the associated change order and finalize structural steel erection for the ABC cages and vault areas. Hangar excavation and footing work will continue. Utility work, including water and sewer line installations and backfill, will advance alongside ongoing site restoration efforts. The team will finalize furniture and equipment procurement, maintain dust control measures, and continue coordination for Phase II fire suppression water tie-ins. Efforts will also continue on traffic and utility permitting and minimizing operational disruptions to Phase I activities.





3. Budget/Cost Summary

Attachment "A" has been updated to reflect the current project cost status through June invoices, with July invoices pending review. Executed Change Orders #1 and #2 are included in the project budget. Change Order #3, which covers PCO-05 (foundation stabilization) and PCO-06 (site dewatering), has been reviewed by MOCA and MHTN and submitted to SLCMAD for final approval. PCO-07 for hangar footing integration with the PEMB is under review with the design team to confirm alignment with design documents and PEMB deferred submittals. Additional PCOs are being prepared for gas line capping due to storm drain conflicts and for cast-in-place larval vault fabrication. If approved, these will be funded through the Owner Project Contingency.

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.

4. Schedule Summary

We are currently awaiting an updated project schedule from the contractor, expected to be submitted with their July pay application. The most recent version still shows a substantial completion date of January 8, 2026, with an 18-day buffer. The contractor informed the project team and owner of fabrication delays caused by the closure of their PEMB fabricator's California facility. As a result, all projects were redirected to the Southern Utah facility, affecting production timelines. The project team is waiting for a confirmed delivery date from the Utah facility, while the contractor explores alternative fabrication options out-of-state with shipping to Utah. The team continues to monitor and mitigate schedule risks and has requested a schedule narrative should further adjustments be needed.

5. Next Month “Look-ahead”

- Activities anticipated to occur in August include:
 - Complete MEP installations in the lab building, including ductwork and electrical tie-ins.
 - Install drywall and storefront glazing in the lab building after submittal approval.
 - Pour cast-in-place vaults with rebar and formwork, following change order approval.
 - Complete structural steel erection for ABC cages and vaults.
 - Advance hangar excavation and concrete footing work.
 - Continue installation and backfill of site storm drain, water, and sewer utility lines.
 - Coordinate fire suppression water line tie-in.
 - Finalize gas line and street lighting variance coordination and install.
 - Maintain dust control measures with water truck usage.
 - Finalize procurement of interior furniture and equipment upon supplier fee proposal approval.
 - Continue site grading and stabilization as construction progresses.
 - Coordinate traffic control permitting and manage site access for utility work.
 - Complete Phase 1 retention pond tie-in to city storm drain system.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - July 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	\$3,361,841.00	24%	\$ 10,416,898.35
Construction Change Orders	\$0.00	-\$899.03	\$0.00	-\$899.03	100%	\$0.00
Total Construction Costs	\$13,778,739.35	\$13,777,840.32	\$0.00	\$3,360,941.97	24%	\$10,416,898.35
FF&E	\$436,850.00	\$82,664.09	\$354,185.91	\$82,664.09	100%	\$0.00
N/A	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total FF&E,tech,phone,etc.	\$436,850.00	\$82,664.09	\$354,185.91	\$82,664.09	100%	\$0.00
Architectural (MHTN)	\$988,000	\$993,850.00	\$0.00	\$808,600.00	81%	\$185,250.00
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	\$109,210.00	\$0.00	\$13,428.00	12%	\$95,782.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$17,802.36	51%	\$17,397.64
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
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	\$1,721,740.77	\$916,102.53	\$1,169,697.13	68%	\$552,043.64
Owner Project Contingency	\$728,000.00	(\$899.03)	\$728,899.03	(\$899.03)	100%	\$0.00
N/A	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
N/A						
Total Project Costs	\$17,499,677.00	\$15,581,346.15	\$2,075,093.12	\$4,612,404.16	30%	\$10,968,941.99
GRAND TOTALS:	\$17,499,677.00	\$15,581,346.15	\$2,075,093.12	\$4,612,404.16	30%	\$10,968,941.99



MHTN
ARCHITECTS

Construction Observation Report

Report No.28

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

Date: 30 July 2025
Arrival Time: 1:00pm
Departure Time: **2:20pm**

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

X – In attendance

Report By: Zach Smith

Work in Progress (as observed by MHTN Architects):

Weather: sunny, dry
Temperature (°F): 96 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 29%
Conformance with Schedule: Tracking

Building and Schedule Logistics:

- Site
 - Starting work on waterline between building C in about two weeks (11th)
 - SLC MAD team building event next Friday
 - Planning to backfill or add metal plates for driving
 - Once the water is finished, move to sewer drain
 - Fire suppression water will need to be shut off.
 - Enbridge can do the tie-in once ownership signs/pays contract
- Lab
 - MEP is underway, planning to finish up next week
 - Drywall to come next
 - TPO installed on roof and they still need to tie-in roof drain
 - Power is being coordinated with electrical
 - Thinking of having a conduit to be run to the west for backup power
- Cage 2 & Vault
 - Steel is underway
- Hanger
 - CO has been sent out and MHTN will review with Structural
 - Rebar for footings is on site now
 - Need to start excavation





Next Meeting: 6 August 2025 at 1pm
Location: SLC MAD On Site Trailer

End of Observation Report No. 28

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