



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

Prepared by:

MOCA

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1. Executive Summary

Overview

In August 2025, the SLCMAD Phase II Development Project advanced significantly, with key progress in the lab building, ABC cages, larval vaults, and site utilities. Notable achievements include the near completion of mechanical, electrical, and plumbing (MEP) rough-in installations in the lab building, the start of drywall installation, and the completion of concrete wall pours for ABC cages 3 and 4. The project team finalized the cast-in-place larval vault design, with pours scheduled following change order approval. Utility work progressed with storm drain and sewer installations nearing completion, though a gas line conflict and waterline tie-in coordination required ongoing attention. The hangar footing excavation began, with a revised change order submitted to align with the pre-engineered metal building (PEMB) design. The targeted delivery date for the PEMB is now slated for December 2025. Despite challenges, from the PEMB fabrication delays and column misplacements in the ABC cages, the project team mitigated risks through proactive coordination and value engineering.

Work Completed in August

In the lab building, MEP installations neared completion, with ductwork and electrical tie-ins substantially finished by mid-August. Drywall installation began on one side of the lab, with the second side pending a four-way inspection scheduled at the end of August. The roof was fully dried in this month, though a roof drain adjustment is still required. The roof ledger on the cages were removed per the architect's observation, and door headers in the insectary were reviewed to ensure correct wall assembly. The contractor coordinated with UNVC, SLCMAD's Commissioning Agent, to initiate HVAC and envelope installation review and testing of the insectary room, ensuring air and humidity containment. Acoustical sealant and insulation were completed in the insectary with still some refinements being noted by UNVC. These items will be addressed by the contractor prior to the second side of drywall being installed and verified by UNVC. The storefront window submittals were approved, and glazing installation began by month's end. The lab building canopy roof deck was installed and ready for roofing.

For the ABC cages, concrete wall pours for cages 3 and 4 were completed, and structural steel erection continued. However, a structural observation identified misplaced columns in cages 3 and 4. These were marked for correction the contractor is addressing these issues, with further details pending. The cast-in-place larval vault design was finalized, with the contractor submitting a proposal for their costs. An initial ROM estimate cost of \$57,000. However with some value-engineering by the owner and project team they were able to bring that cost down. The contractor began rebar and formwork prep work for the new vault boxes and the steel structure over the vaults and ABC cage 1 was completed by the end of August, with plumbing and civil plan checks ongoing.

Site utility work progressed with storm drain and sewer installations nearing completion as of the end of August. The contractor mitigated a gas line conflict near the northeast corner of the Phase I

site by revising storm drain slopes through coordination with the design team and Enbridge Gas. The contractor began waterline tie-in work in Phase I, digging and backfilling daily to minimize disruptions of SLCMAD operations. Streetlight boring began at the end of the month, with a setback variance for west side streetlights approved by the city. The project team is still working to get a variance with Enbridge still pending per a meeting with them and city. Fire suppression water tie-ins for Phase II development were coordinated with SLCMAD this month to minimize their operational impacts. Road preparation started this month. The contractor is expecting to begin road work next month with road base material to be delivered at the end of September and asphalt planned for the beginning of October, before the asphalt plants close.

At the hangar, excavation for footings began with a new excavator subcontractor onsite. A revised change order (PCO-11) for footing integration with the PEMB was submitted to the design team for review. The contractor has informed SLCMAD that there is a delay in the delivery date for the PEMB building. Initially the delay is due to the fabricator closing a facility in California. The revised targeted delivery date is scheduled for mid-December. The contractor is in efforts to secure an earlier November delivery date with the fabricator, with a possible delivery date for red-iron by late October and exploring backup erectors, to minimize erection duration. Shop drawings for the helipad and fuel tanks were obtained, allowing integration before hangar completion. The contractor is also exploring temporary helicopter storage options due to schedule uncertainties and delays in the hangar building.

SLCMAD staff finalized the furniture and equipment design package, confirming layouts and outlet coordination with the design team. The submittal was approved, with procurement pending a fee proposal acceptance. The contractor also initiated value engineering for the larval vaults, removing plates and bolts for post-project installation by the owner and retaining epoxy rebar to control costs.

Next Steps in September

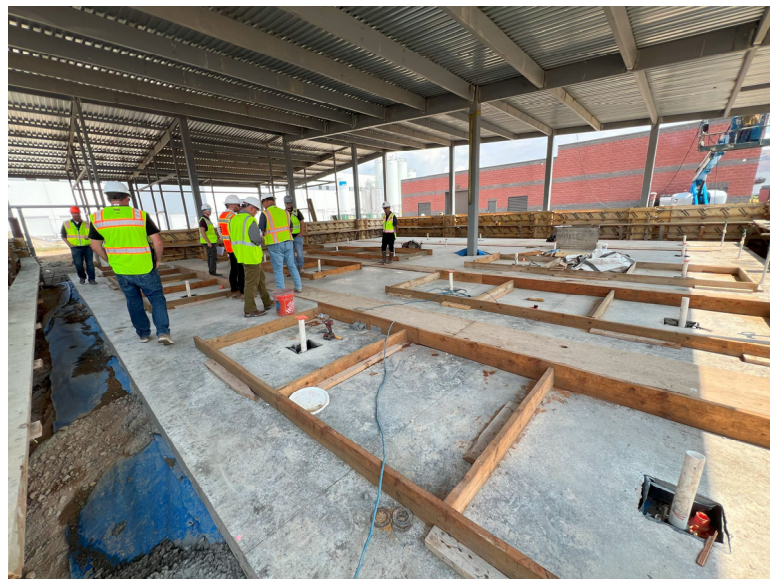
In September, the project team will focus on completing drywall and storefront glazing in the lab building following the four-way inspection. MEP installations will be finalized, and HVAC commissioning will continue with UNVC. The contractor will pour the cast-in-place larval vaults and complete structural steel erection for the ABC cages. Hangar footing work will advance, with excavation expected to conclude by mid-September. Utility installations, including water and sewer lines, will be finalized, with backfill and site restoration ongoing. Road preparation will continue, with road base installation and asphalt paving to be in early October. The Phase I retention pond tie-in to the city's storm drain system will resume after asphalt work, and landscaping will begin following fence and pond backfill completion.

2. Project Photographs

2.1. Images of the project site work.









5. Next Month “Look-ahead”

- Activities anticipated to occur in September include:
 - Complete drywall installation and storefront glazing in the lab building post-four-way inspection.
 - Finalize MEP installations and advance HVAC commissioning with UNVC.
 - Pour cast-in-place larval vaults following change order approval.
 - Complete structural steel erection for ABC cages and address column placements.
 - Continue hangar footing excavation and begin concrete work.
 - Finalize water and sewer utility line installations with backfill and site restoration.
 - Continue road preparation, with road base delivery in September and asphalt paving in October.
 - Coordinate fire suppression water line tie-in with SLCMAD to minimize disruptions.
 - Finalize gas line and streetlight variance coordination and complete installations.
 - Maintain dust control measures with water truck usage.
 - Finalize procurement of interior furniture and equipment.
 - Begin landscaping following fence and pond completion.
 - Resume Phase I retention pond tie-in to city storm drain system post-asphalt work.
 - Coordinate traffic control permitting and manage site access for utility work.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - August 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	\$4,989,635.53	36%	\$ 8,789,103.82
Construction Change Orders	\$0.00	\$109,924.39	\$0.00	-\$899.03	-1%	\$110,823.42
Total Construction Costs	\$13,778,739.35	\$13,888,663.74	\$0.00	\$4,988,736.50	36%	\$8,899,927.24
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	\$255,500.00	63%	\$150,114.00
Special Inspection/Testing	\$109,210.00	\$109,210.00	\$0.00	\$15,626.00	14%	\$93,584.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$25,856.26	73%	\$9,343.74
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	\$1,283,449.03	75%	\$438,291.74
Owner Project Contingency	\$728,000.00	\$288,695.33	\$439,304.67	\$288,695.33	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	\$15,981,763.93	\$1,785,498.76	\$6,643,544.95	42%	\$9,338,218.98
GRAND TOTALS:	\$17,499,677.00	\$15,981,763.93	\$1,785,498.76	\$6,643,544.95	42%	\$9,338,218.98



MHTN
ARCHITECTS

Construction Observation Report

Report No.33

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

Date: 3 September 2025
Arrival Time: 1:00pm
Departure Time: **2:40pm**

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
X Jonathan Wallace	Eckman Construction	Jw@eckmanconst.com
X Robert Pinon	MHTN Architects	robert.pinon@mhtn.com
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: cloudy, mostly dry
Temperature (°F): 80 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 35%
Conformance with Schedule: Tracking

Building and Schedule Logistics:

Hanger:

- Excavation underway for the footings
 - Planning to finish Wednesday of next week
 - Rebar and forms for Tuesday next week
- PEMB
 - Still scheduled to be 1-1.5 months out
 - Looking to find a better solution or higher a new supplier

Site:

- Road base for curbs and gutters underway
- Planning to shut down water early next week
- Gas line has been solved with Enbridge
 - Planning to add sleeves under the road to keep on schedule
 - Planning to terminate the two deadlines in front

- Going to keep storm 3' away from live line
- RFI about gas line location to be sent to heather
- Starting asphalt on the 8th

Lab:

- Drywall underway
 - Planning to mud and tape next week
- Respraying the insulation to fill in small gaps and foam that's been damaged
 - UNVC coming to inspect
- Doors and windows coming this month

ABC/Vault

- Planning a water test.
- Vault boxes are being reviewed.





Next Meeting: 10 September 2025 at 1pm
 Location: SLC MAD On Site Trailer

End of Observation Report No. 33

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