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1. Executive Summary

Overview

In September 2025, the SLCMAD Phase II Development Project continued to advance, with significant progress in the lab building, hangar, ABC cages, larval vaults, and site utilities. Notable achievements include the completion of drywall installation and inspections in the lab building, the pouring of hangar footings, and the installation of curb and gutter for road preparation. The project team signed the change order for the cast-in-place larval vaults, approving construction to begin, and addressed ongoing utility coordination, including waterline tie-ins and gas line conflicts. Despite persistent PEMB delivery delays targeting mid-December, the team explored mitigation options.

Work Completed in September

In the lab building, drywall installation was completed, passing inspections with minor touchups and fire caulking addressed. Doors were installed, and tape and mud work began in late September. To protect the new duct work, the contractor sealed the ductwork and diffusers with blue tape to prevent dust damage. Plumbing and electrical rough-ins were finished, with HVAC rough-in nearing completion by month's end and additional materials arriving. The canopy passed a water test, and roof panels were added. Storefront window and glazing submittals were submitted and approved, with materials arriving in early October. Coordination with UNVC continued for HVAC commissioning in the insectary lab room, with refinements to acoustic sealant and insulation verified. UNVC will be out on-site next month to test the wall system.

For the ABC cages, welding of the structural steel components on all of the cages was completed, with roof panels installed and exterior wall framing began. The contractor started grading for the mow strips at the cages this month preparing the site for installation and pouring. Structural items from prior months column placements were addressed and correct per structural engineers' recommendations as erection progressed this month.

The cast-in-place larval vault change order was approved for construction to start. There's a question that was submitted to the design team regarding winterization of the vaults water system and plumbing drain line depth. This is being reviewed by the design team.

Site utility work advanced with waterline installations and tie-ins completed, including coordination for bacteria testing on the fire-line and culinary tie-ins. New curb and gutters were poured this month, along with slip forms for waterways. Out on N. 2200 W. new concrete streetlight bases were poured, ready for the new light poles to be set in October. Gas line sleeves were installed on phase 2 site, and the contractor continued work on resolving the gas line conflict on N.

2200 W. with approval from Enbridge Gas for the project to loop the new fire hydrant line under their 6" gas line and Enbridge will cap the 2 abandoned gas lines. Road preparation continued, with road base scheduled for early October and asphalt pushed to October 8-10. The contractor continues with dust control measures as earth work remains.

At the hangar, excavation for the footings was completed and most of the footings were formed, rebar inspected, and concrete poured on both west and east sides, with the slab expected to be poured towards the end of October beginning of November. Plumbing and electrical sleeves have been installed in the footings allowing the lines to be run into the building. Shop drawings for the helipad and fuel tanks progressed, and submittals for the fuel storage tank from Garsite and hangar doors were reviewed. The contractor continues to explore temporary helicopter storage options due to PEMB delays, with no improved dates for the PEMB delivery by mid-December. Discussions on integrating radiant floor heating in the hangar chemical storage rooms were discussed and reviewed this month with no issues in its layout and the location of the storage shelving units and bolting down into the concrete slab.

SLCMAD staff continued coordination on furniture and equipment, with electrical receptacle locations in hangar offices reviewed for layout. The fuel storage tank submittal was under review, and bird screen substitution was discussed.

Next Steps in October

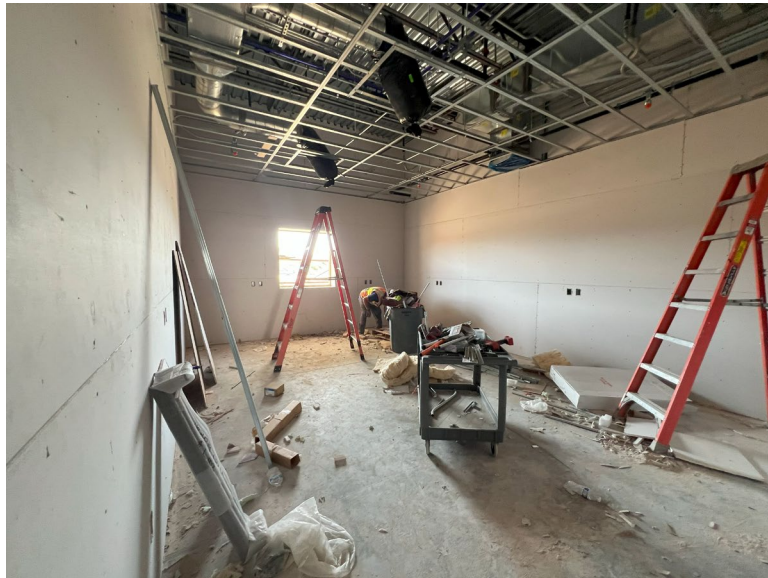
In October, the project team will focus on tape and mud in the lab building, installation of storefront glazing and windows, and final HVAC commissioning of the insectary lab with UNVC. The contractor will pour the cast-in-place larval vaults and complete roof and framing for the ABC cages. Hangar underground utilities for electrical and plumbing will begin, with radiant heating integration. Utility installations will finalize, including gas line looping, and streetlight poles will be erected. Road base and asphalt paving will occur early in the month. Phase 2 site soft spot remedies and site stabilization will be implemented as needed before asphalt is placed. The Phase I retention pond tie-in to the city's storm drain system will resume if needed.

2. Project Photographs

2.1. Images of the project site work.











3. Budget/Cost Summary

Attachment "A" has been updated to reflect the project cost status through August invoices, with September invoices under review, pending their submission. Executed Change Orders #05 (covering PCO-#09 (larval vault boxes), #10 (permits reimbursement), #11 (revised hangar footings) was approved, and PCO#14 (8" culinary waterline loop) has been reviewed by MOCA and SLCMAD, ready for the contractor to submit as a new change order.

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

The contractor submitted an updated project schedule with their August pay application, maintaining a substantial completion date of January 8, 2026, with an 18-day buffer. An updated September project schedule is forthcoming, and we anticipate this schedule will show the updated impacts due to the PEMB delivery delays caused by subcontractor submission for fabrication and fabricator's facility closure. The updated delivery date for the PEMB confirmed by the contractor is currently mid-December. Alternative fabrication and erection options are being explored to mitigate risks. A schedule narrative is expected if further adjustments are required.

5. Next Month “Look-ahead”

- Activities anticipated to occur in October include:
 - Complete tape and mud and install storefront glazing and windows in the lab building.
 - Paint lab building interior walls.
 - Prepare for interior finishes, flooring and cabinetry.
 - Begin tie in of mechanical and electrical systems.
 - Finalize HVAC installations and advance commissioning with UNVC.
 - Pour cast-in-place larval vaults.
 - Complete roof installation and exterior framing for ABC cages.
 - Install underground electrical and plumbing for hangar and integrate radiant heating.
 - Install road base and first lift of asphalt paving.
 - Coordinate fire suppression water line tie-in with SLCMAD to minimize disruptions.
 - Finalize gas line looping and streetlight installations.
 - Maintain dust control measures with water truck usage.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - September 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	\$4,878,812.11	35%	\$ 8,899,927.24
Construction Change Orders	\$0.00	\$109,924.39	\$0.00	\$109,924.39	100%	\$0.00
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	\$833,300.00	84%	\$160,550.00
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	\$269,000.00	66%	\$136,614.00
Special Inspection/Testing	\$109,210.00	\$109,210.00	\$0.00	\$24,137.00	22%	\$85,073.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$26,911.15	76%	\$8,288.85
Geotech	\$15,000.00	\$7,150.00	\$7,850.00	\$7,150.00	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	\$1,722,390.77	\$915,452.53	\$1,331,864.92	77%	\$390,525.85
Owner Project Contingency	\$728,000.00	\$109,924.39	\$618,075.61	\$109,924.39	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	\$15,803,642.99	\$1,963,619.70	\$6,513,189.90	41%	\$9,290,453.09
GRAND TOTALS:	\$17,499,677.00	\$15,803,642.99	\$1,963,619.70	\$6,513,189.90	41%	\$9,290,453.09



MHTN
ARCHITECTS

Construction Observation Report

Report No.38

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

Date: 8 October 2025
Arrival Time: 1:00pm
Departure Time: **2:00pm**

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
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, wet
Temperature (°F): 65 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 46%
Conformance with Schedule: Tracking

Building and Schedule Logistics:

Site:

- Working on getting road base on north side tomorrow
- Planning to shut off water tomorrow to tie-in
- Being coordinated with SLC MAD
- Backfilling the cages after road base is down

Lab:

- Ducting interior is finished
- Ceilings, windows, doors in progress
- Finishing up the roofing then moving to the ABC cages

Vault:

- Waterline is underway
- Hose bib is being added
- Rebar is on site for boxes, working to have a mockup done for review in the next few weeks

Hanger:

- Footings are being poured
- Planning to pour the west wall next week
- Underground in the works





Next Meeting: 15 October 2025 at 1pm
Location: SLC MAD On Site Trailer

End of Observation Report No. 38

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