



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

Prepared by:

MOCA

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1. Executive Summary

Overview

In October 2025, the SLCMAD Phase II Development Project achieved substantial progress across all major areas, with the lab building entering interior finishes, the hangar stem walls and slab advancing toward completion by the end of November, and sitewide road base and asphalt paving scheduled for the first week of November. The road stabilization effort was successfully completed using TenSar geo-grid mesh throughout the entire drive lane to address soft-spot areas, with both PSI and GSH providing recommendations, oversight on road base readiness, and reports confirming compaction. All waterline, fire, and culinary tie-ins passed pressure testing, and the system was flushed for three consecutive days per City recommendation to clear particulates; re-testing is pending for final approval. Enbridge confirmed the gas line looping schedule at the northeast area along the road easement on the front property line, with shoring verification set for Friday, November 7, and looping of the existing 6-inch line beginning on November 10. New site light poles were assembled this month, with installation and the retention pond tie-in planned for mid-to-late November. Despite ongoing delays, the contractor now anticipates PEMB delivery by mid-December, with erection proceeding through January, interior finishes completed by mid-March, and substantial completion by the end of March.

Work Completed in October

In the lab building, tape-and-mud operations were nearly completed, with sanding finalized and interior painting commencing in early November. Temporary heat was installed throughout the building to support interior finishing work. DensGlass wallboard was installed in the insectary walls per plan specifications, with the ceiling receiving an epoxy-painted gypsum finish to prevent humidity migration. Fire caulking of wall penetrations began, with above ceiling applications scheduled for completion in November. The access panel conflict at eyewash stations was resolved with the city inspector, and the contractor agreed to lower the water shutoff valves below the ceiling grid to meet inspectors requirements. UNVC is scheduled to return in November for wall system testing of the insectary, verifying acoustic sealant and insulation performance.

For the ABC cages, most of the roof panels have been installed, EFIS exterior insulation and finish system application began, and rough-in electrical and plumbing commenced at the end of the month in the lab building. Flatwork and mow strips around the cages and vault are scheduled for forming and pouring during November.

The cast-in-place larval vault mock-up was poured at the end of October, and SLCMAD approved the finish with minor adjustments that the contractor has agreed to incorporate into the remaining vault pours. Full vault construction is now underway and expected to continue through November. A new hose-bib was installed at the southeast corner of the vault building per SLCMAD's operational request.

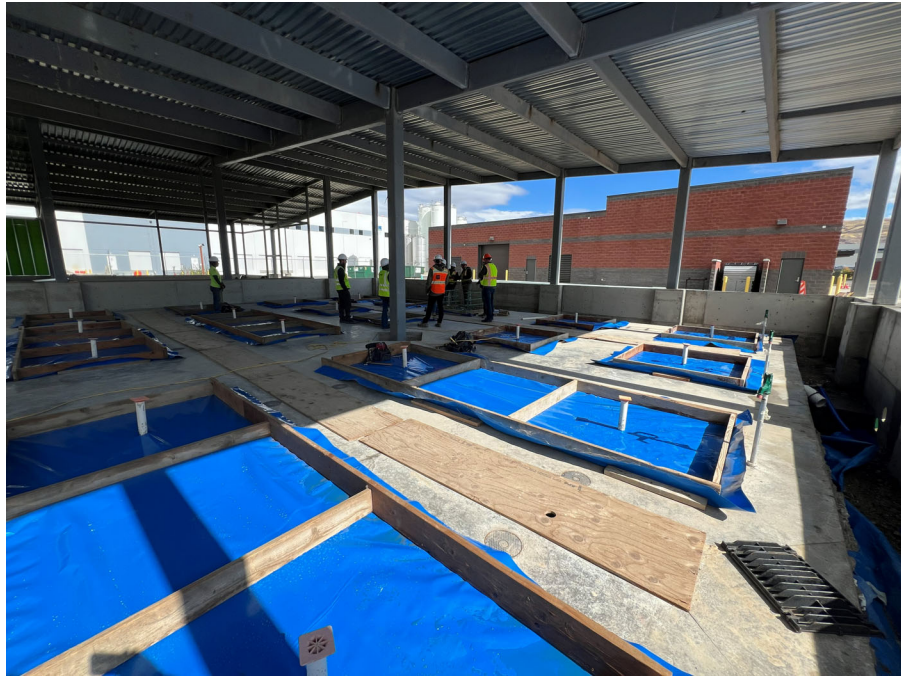
Site utility work achieved a major milestone with all underground utilities fully installed and trenches backfilled. The contractor prepared subgrade, formed and poured all required concrete curbs along the drive lane, and addressed persistent soft spots identified by GSH (SLCMAD's geotechnical consultant). GSH recommended and oversaw the installation of TenSar geo-grid mat beneath the entire road base to reinforce and stabilize weak subgrades, significantly improving long-term asphalt performance. The geo-grid was fully installed, and compaction testing confirmed readiness for asphalt placement. Storm drain placement on along phase 1 area was completed at the end of the month. Landscapers initiated underground irrigation installation on the south side of the site.

At the hangar, the contractor formed and poured all stem walls of the foundation, with backfill and final grading to begin in early November. Underground plumbing and electrical installations are nearly complete, including the waterline to the future fuel tank near the helipad. The hangar slab remains on schedule for pouring by the end of November.

Next Steps in November

In November, the project team is expected to begin interior painting, flooring, and cabinetry in the lab building, followed by permanent power and final HVAC commissioning. Site light poles will be fully erected and energized and asphalt paving (including Phase I repairs) is scheduled for the beginning of the month weather permitting. Enbridge will work on the gas line loop the gas. Tie-ins for the retention pond and storm drain connections start this month. The contractor will form and pour the new vault and continue ABC cage flatwork and electrical and mechanical rough-ins. Hangar slab is expected to be poured by the end of the month. Site restoration will continue through the end of the month.





3. Budget/Cost Summary

Attachment “A” has been updated to reflect the project cost status through October with the invoices received and processed. Executed Change Orders to date include #1 – #5, with the new change order #5 including PCO-14 (Fireline loop), PCO-15 (Added outdoor hose bib per owner request), and PCO-17 (Roadway stabilization geo-grid per GSH) are now fully processed and will be funded through the Owner Project Contingency. At this time there are no pending PCOs submitted by the contractor that is being reviewed by MOCA.

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 October schedule modifying the substantial completion date of now being March 3rd, 2026 the cause of the push in substantial completion is primarily due to the procurement date for the PEMB hangar building. The contractor is still indicating that the delivery date for the hangar package is December 12th. The contractor is still exploring ways to accelerate the erection of the hangar to mitigate additional impacts. Hangar foundation and slab is expected to be complete by the end of November. For all other activities the contractor has indicated that they are pressing their subcontractors to get all other work completed by the beginning of December.

5. Next Month “Look-ahead”

- Activities anticipated to occur in November include:
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 - Complete lab painting, flooring, casework, and permanent power activation.
 - Begin lab building HVAC commissioning testing on insectary.
 - Install and energize all light poles.
 - Place road base and complete asphalt paving.
 - Enbridge gas line looping.
 - Retention pond tie-in and final storm drain connections.
 - Pour larval vaults and ABC cage flatwork.
 - Pour hangar slab.
 - Site restoration.
 - Maintain dust control and site cleanliness through final grading.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - October 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	\$7,272,071.19	53%	\$ 6,506,668.16
Construction Change Orders	\$0.00	\$472,157.86	\$0.00	\$472,157.86	100%	\$0.00
Total Construction Costs	\$13,778,739.35	\$14,250,897.21	\$0.00	\$7,744,229.05	54%	\$6,506,668.16
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	\$850,590.00	86%	\$143,260.00
Owner Design Contingency	\$0.00	\$5,850.00	\$0.00	\$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	\$296,000.00	73%	\$109,614.00
Special Inspection/Testing	\$109,210.00	\$109,210.00	\$0.00	\$38,507.00	35%	\$70,703.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$27,967.60	79%	\$7,232.40
Geotech	\$15,000.00	\$8,450.00	\$6,550.00	\$8,450.00	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	\$1,876,819.00	\$1,723,690.77	\$316,639.53	\$1,392,881.37	81%	\$330,809.40
Owner Project Contingency	\$1,331,363.00	\$478,007.86	\$853,355.14	\$478,007.86	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	\$16,535,259.93	\$1,600,086.23	\$9,697,782.37	59%	\$6,837,477.56
GRAND TOTALS:	\$17,499,677.00	\$16,535,259.93	\$1,600,086.23	\$9,697,782.37	59%	\$6,837,477.56



MHTN
ARCHITECTS

Construction Observation Report

Report No.42

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

Date: 05 November 2025
Arrival Time: 8:30pm
Departure Time: **10:00pm**

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
Dugan Frehner	MOCA Systems	Dugan.Frehner@mocasystems.com
Cooper Eckman	Eckman Construction	ce@eckmanconst.com
Robert Tracy	Eckman Construction	rt@eckmanconst.com
X Dana Hill	Eckman Construction	dhill@eckmanconst.com
X Chris Ramsey	Eckman Construction	cramsey@eckmanconst.com
X Cole Freeman	Eckman Construction	cf@eckmanconst.com
X Jonathan Wallace	Eckman Construction	Jw@eckmanconst.com
X Elizabeth Fluharty	Eckman Construction	ef@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: damp site
Temperature (°F): 39 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 54%
Conformance with Schedule: Tracking

Building and Schedule Logistics:

Site:

- Enbridge is planning to come on Friday to see if trench is ready for them.
 - o Planning to install the loop on Monday morning.
- Lyndon Jones is planning to finish grading landscape and start to work topsoil.
- Ownership has requested that Lyndon Jones be removed from the site and replaced with lightning ridge full time.
 - o Eckman is going to investigate cost before moving forward.
- Asphalt to be finished today.

Lab:

- Planning to tie unit to roof
- Exterior doors and glass are finished
 - o Planning to temper space asap
- Inspections need to be reviewed by team after Tony.
 - o Inspector informed GC that a lot of inspections have been missed

- Ceiling is being postponed for future inspections
- Planning to create a punch list based on inspections and turn it all around in 5 days.

ABC Cages & Vaults

- Mockup has been finished
 - A new note from owner on exterior finish.
 - Interior edges were too sharp, need to be ground down
 - Planning to fill and test
- Plumbing inspection on cages had a few comments
- Roof still needs to be finished on cages 1 & 3
 - Waiting for asphalt to finish

Hanger

- Getting foundations and underground finished up.
 - Need another week for electrical and radiant heating
- Stem walls to be finished this week
- Slab being poured on the 21st, plan to be finished before Thanksgiving.
- Planning to erect the PEMB in 33 days
 - Planning to add steel and doors for Mezz once PEMB steel is topped out

TCO

- Looking at getting temp occ for Lab and ABC cages once they are completed



Next Meeting: 12 November 2025 at 8:30am
 Location: SLC MAD On Site Trailer

End of Observation Report No. 42

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