



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

Prepared by:

MOCA

Table of Contents

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

1. Executive Summary

Overview

In November 2025, the SLCMAD Phase II Development Project continued to make steady progress amid weather challenges and coordination efforts, with the lab building continuing interior finishes, site utilities continuing and the wrapping up of asphalt paving and street lighting installation, and the hangar foundation requiring adjustments due to dimensional and coordination errors in the PEMB design and contractor. The gas line loop was advanced by Enbridge, though groundwater and shoring issues delayed storm drain tie-ins. UNVC conducted above-ceiling inspections in the lab, and Salt Lake City inspections were organized to address missed reinspection items. The contractor is still anticipating a targeted delivery date for the PEMB for mid-December, but dimensional errors with Nucor required our design structural consultant Reavley for solutions, holding off on performing much of the foundational work on the hangar building.

Work Completed in November

In the lab building, interior finishes advanced with painting and electrical pulls ongoing, exterior doors and glass installed, and temporary heat enabling tempering of the buildings interior. An RFI was submitted for eyewash valve locations, lowering them to around 6' level per the request and direction by city inspector. It was discovered that the contractor had missed several city reinspection items, prompting a punch list and postponement of ceiling closure. The contractor has began collaborating with city inspector to resolve these items. Roof drain tie-ins were completed, and UNVC verified above-ceiling inspections for the insectary envelope.

For the ABC cages, diamond pours at columns were completed, EFIS progressed on wall systems, roofing and painting continued on the structure, and exterior concrete walls were patched with a design-requested skim coat to prevent spalling. The city plumbing inspections yielded minor comments for the contractor to address, and roofs on cages 1 and 3 were finished post-asphalt. Flatwork and mow strips around the cages and vault advanced with forming underway.

The cast-in-place larval vault mock-up was finished with owner notes on exterior finish and sharp interior edges ground down, filling and testing proceeded. Full vaults continued forming and pouring of the bases through the month. Walls for the vaults will progress through the next month.

Site utility work saw asphalt paving completed by mid-November, Enbridge Gas advancing the gas loop out by the main street with work delayed due to additional shoring and groundwater pumping were needed. The gas loop did get completed with the contractor beginning the storm drain tie-in to the city's line expected at the beginning of next month. Storm drains were installed next to the hangar and around the sites, with the contractor addressing south-side fixes. Street lighting installation along the main road completed this month and now the contractor is coordinating with city streets to get power to the lights. Retention pond tie-in is set for early December post-gas loop.

At the hangar, foundations and underground were finalized with another week for electrical and radiant heating. Most of the stem walls were poured by mid-month, but remaining stem walls and slab pour was delayed due to footing excavations for concrete adjustments and extensions stemming from contractor and PEMB dimensional errors. Reavley is posing solutions for the contractor to address. The contractor is looking to possibly hire another concrete sub to complete the work and meet deadlines, with slab now targeted for December. The more critical items for the contractor to address are the foundation footings and stem wall locations. As the PEMB contractor needs those in place to erect the hangar steel structure. If needed the contract can pour the hangar slab after the hangar structure is in place.

Next Steps in December

In December, the project team will continue interior finishes in the lab building, install lab casework and continue UNVC envelope testing of the insectary lab. Hangar foundation fixes addressed and poured early in the month, with PEMB delivery and erection starting mid-month. Gas loop completion will enable storm drain tie-in and retention pond connections. Site restoration, including landscape topsoil and any subcontractor transitions, will advance. Concrete priorities focus on the hangar while keeping other slabs and site work in motion.

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 November with the invoices received and processed. Executed Change Orders to date include #1–#5, with no new change orders submitted this month. Potential PCOs for gas loop adjustments will be reviewed and funded through the Owner Project Contingency if approved.

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 November schedule with a substantial completion date of March 2026, primarily due to PEMB procurement delays. Delivery is still indicated for mid-December, with erection through January. The contractor is still working with their subcontractor to address schedule sequencings to complete the lab building and cages as quickly as possible so they can focus on the hangar and site targets December 1 completion, shifting full attention to the hangar and site. The contractor is now indicating that the hangar slab is now expected to be poured after the PEMB has been erected.

5. Next Month “Look-ahead”

- Activities anticipated to occur in December include:
 - Begin lab casework installation
 - Conduct UNVC envelope testing on insectary.
 - Pour hangar slab and begin PEMB erection.
 - Complete gas line loop and storm drain/retention pond tie-ins.
 - Advance site restoration and grading work.
 - Resolve hangar dimensional errors with Nucor/Reavley solutions.
 - Maintain SWPPP and winter excavation plans.
 - Energize street lighting and finalize utilities.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - November 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	\$9,026,334.47	66%	\$ 4,752,404.88
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	\$9,498,492.33	67%	\$4,752,404.88
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	\$880,230.00	89%	\$113,620.00
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	\$10,400.00	\$4,600.00	\$10,400.00	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	\$1,725,640.77	\$314,689.53	\$1,424,471.37	83%	\$301,169.40
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	\$16,537,209.93	\$1,598,136.23	\$11,483,635.65	69%	\$5,053,574.28
GRAND TOTALS:	\$17,499,677.00	\$16,537,209.93	\$1,598,136.23	\$11,483,635.65	69%	\$5,053,574.28



MHTN
ARCHITECTS

Construction Observation Report

Report No.46

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

Date: 10 December 2025
Arrival Time: 8:30am
Departure Time: **10:30am**

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
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): 47 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 62%
Conformance with Schedule: Tracking

Building and Schedule Logistics:

Site:

- Flat work in progress
- Sidewalk around Lab has questions
- SD being inspected now
- Grading in progress on south for steel laydown
- Pouring hanger flat work on Friday
- Topsoil to come next
- Rebar in place for spill containment
 - Question out to civil for method
- Light poles have been set

Lab

- RFI on doors and windows to come through
- Restroom pour back to come next week
- Interior doors on site
- Interior finishes will be next
- Insectary ceiling lights, wall lights, sprinklers, and any other opening to be caulked per owner's request.

ABC Cages

- Stucco on cages coming after concrete
- Flat work being prepped as well as mow strips
- Screens to come after

Hanger

- Missing footing has been poured
- New stem walls being formed
- Steel for Pre-Engineered Metal Building will come tomorrow and Friday
 - Lay-down space being prepped
- Corrections have been made on hanger, no more questions as of now.



Next Meeting: 17 December 2025 at 8:30am
 Location: SLC MAD On Site Trailer

End of Observation Report No. 46

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