



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

Prepared by:

MOCA

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1. Executive Summary

Overview

In December 2025, the SLCMAD Phase II Development Project advanced significantly with the lab building progressing with interior finishes, preparing for flooring and casework, site grading and concrete flatwork underway, and hangar foundation backfilled with PEMB steel deliveries beginning and erection starting. Storm drain tie-ins to the city line were completed, inspected and backfilled. The contractor addressed hangar footing and stem wall corrections, poured the containment pond floor, and prepped for full PEMB installation expected to take a month. SLCMAD requested perimeter caulking in the insectary for containment and confirmed 8-foot fencing. Fire line flushing and testing continued with city coordination to identify sediment sources. Despite dimensional adjustments with the hangar, the project maintains a March 2026 substantial completion, with all site concrete targeted for early January finish.

Work Completed in December

In the lab building, drywall was painted with touch-ups underway, access panels submitted for review, and FRP installed in the insectary. The contractor resolved the city inspectors concern with the eyewash valve shutoffs, lowering them to 6' level (below the ceiling). Interior doors arrived on site for January installation, and finishes progressed with drop ceiling tiles install and electrical/mechanical trim-out. The contractor has provided temporary heat to support interior work, and UNVC reviewed the insectary wall envelope system. SLCMAD requested the perimeter caulking on all ceiling lights, wall lights, sprinklers, and openings in the insectary to prevent sample escape / sample containment. Flooring has started towards the end of the month with casework to follow in mid-January.

For the ABC cages, the contractor grading the perimeter and interior, preparing them for concrete flatwork. Concrete for the cages were poured at the end of December. EFIS on cage walls is set to start post-concrete flatwork, with stucco in January. Cage screens were ordered for January installation along with bird netting.

Site utility work included sewer drain tie-in finished, inspected and backfilled. Storm drain at front ponds was tied into the city line, inspected, and r backfilled. Grading progressed for concrete flatwork, with topsoil moved to south/north sides for irrigation to begin in January. Southwest corner of the site was graded and prepared as the laydown area for the hangar steel that was delivered. Streetlight poles were set per SLC Streets request and awaiting for SLC's subcontractor to energize them. Fire line flushing and retesting occurred this month with the contractor testing phase 1 lines first to check for city sediment issues before retesting phase 2 lines. Perimeter and phase 1-2 fence was confirmed to be at 8 feet tall. To match existing fencing on phase 1 site.

At the hangar, the absent footing was poured, along with the revised new stem walls formed and poured. The foundation was backfilled, and the PEMB columns were set. Installation of the PEMB steel is expected to take a month, followed by mezzanine installation, interior concrete flatwork, inground drains, and metal framing. The containment pond south of the hangar, floor was poured, with walls formed and poured. Along with the corrections to the hangar foundation footings and columns.

Next Steps in January

In January, the project team will install lab casework and flooring, complete interior doors and trim, and finalize UNVC testing. Hangar PEMB erection will continue, with mezzanine and interior work following. Site irrigation and stucco on ABC cages will start, along with cage screens and bird netting. All site concrete will finish early in the month, with restoration advancing. Fire line testing will conclude, and utilities energized to the lab building.

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 December 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 hangar adjustments and additional caulking 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 December schedule maintaining the substantial completion date of March 2026, primarily due to PEMB delays. Delivery began mid-December, with erection through January. The team is sequencing to complete lab and cages quickly, focusing on hangar and site. Hangar slab may pour after PEMB erection if needed.

5. Next Month “Look-ahead”

- Activities anticipated to occur in January include:
 - Complete lab flooring, casework, and interior doors.
 - Finalize UNVC envelope testing on insectary.
 - Continue hangar PEMB erection and mezzanine.
 - Install site irrigation and ABC cage stucco.
 - Pour remaining vault walls and test.
 - Finish all site concrete and restoration.
 - Energize utilities and complete fire line testing.
 - Install cage screens and bird netting.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - December 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	\$895,050.00	90%	\$98,800.00
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	\$46,636.00	43%	\$62,574.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$29,325.10	83%	\$5,874.90
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	\$1,448,777.87	84%	\$276,862.90
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	\$11,507,942.15	70%	\$5,029,267.78
GRAND TOTALS:	\$17,499,677.00	\$16,537,209.93	\$1,598,136.23	\$11,507,942.15	70%	\$5,029,267.78



MHTN
ARCHITECTS

Construction Observation Report

Report No.49

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

Date: 7 January 2026
Arrival Time: 8:30am
Departure Time: **9:45am**

Attendees:	Representing:	Email:
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
Cole Freeman	Eckman Construction	cf@eckmanconst.com
Jonathan Wallace	Eckman Construction	Jw@eckmanconst.com
X Elizabeth Fluharty	Eckman Construction	ef@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: wet site
Temperature (°F): 37 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 68%
Conformance with Schedule: Tracking

Building and Schedule Logistics:

Site:

- Flatwork being prepped around lab.
- Flatwork being done on cages and vaults.
- Planning to dig the large tank south of the lab next.
- Site grading after that.

Lab

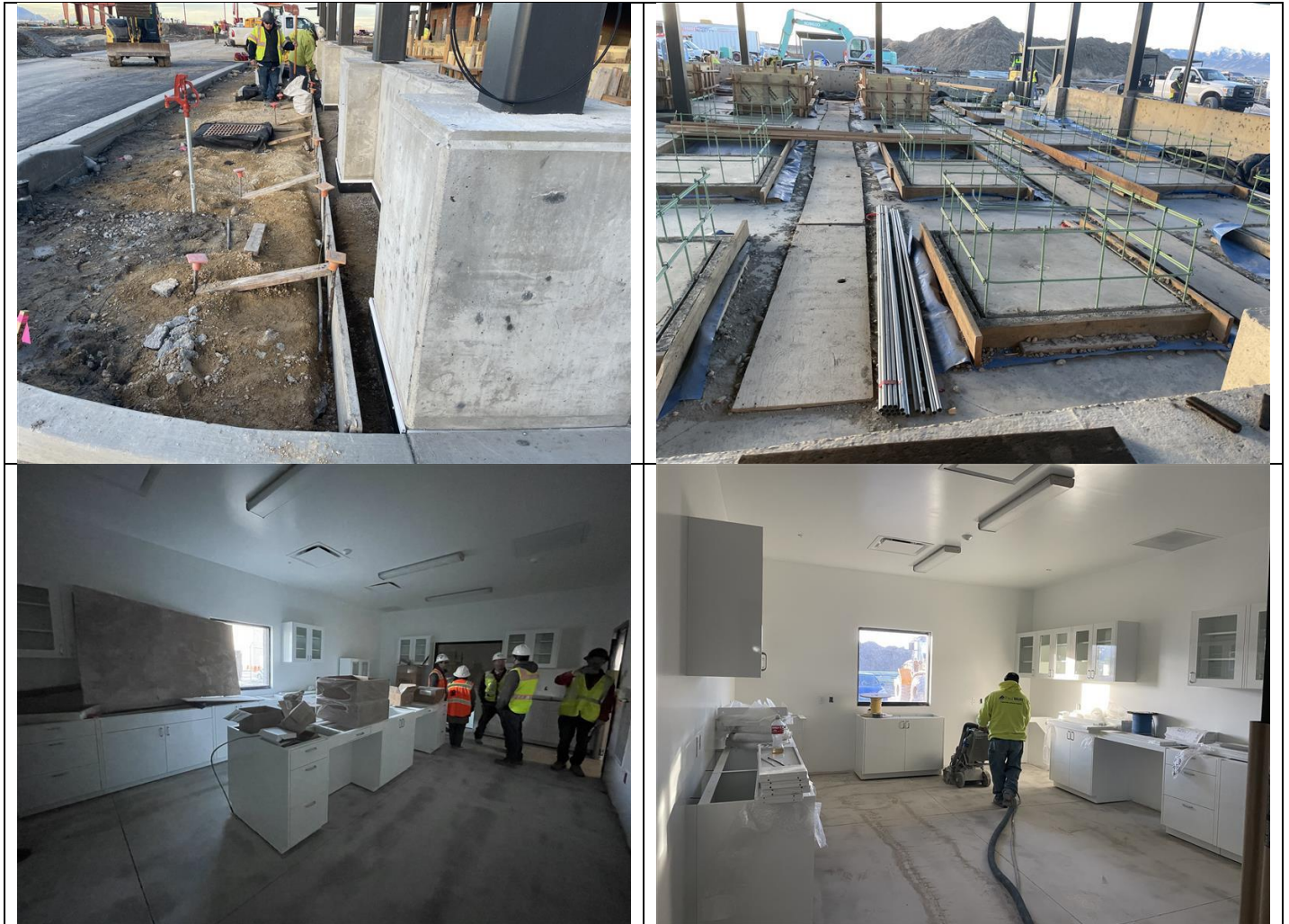
- Floor tile in.
- Sealed concrete in progress.
- Casework installed, countertops next.
- Door and windows are being moved back.
- Power to be turned on the 22nd.
 - o Could be sooner.

Hanger:

- Main columns and joists have been installed.
- After main structure is finished, they are planning to move back to forklift and get rid of cranes.

ABC Cages:

- Screen sample now reviewed and approved by ownership.
- Screens to be ordered about 4 weeks out.





Next Meeting: 14 January 2026 at 8:30am
 Location: SLC MAD On Site Trailer

End of Observation Report No. 49

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