



Salt Lake City Mosquito Abatement District  
Phase II Development Project  
Monthly Project Report  
January 2026

Prepared by:

**MOCA**

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## 1. Executive Summary

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### Overview

In January 2026, the SLCMAD Phase II Development Project made strong progress toward completion, with the lab building receiving epoxy flooring, sealed concrete, casework installation, and interior doors installed, while temporary power was established and permanent power scheduled for February. The hangar advanced with main columns and joists erected, exterior panels installed, mezzanine foundation footings and walls poured, and preparations for roof insulation and decking. Site grading continued, topsoil spreading began, and flatwork around the lab, cages, and vaults neared completion. Concrete quality control identified areas requiring addressing around the vault and lab, and the vault containment dewatering. Screen samples for ABC cages were approved, with installation started. Fire line flushing and testing completed.

### Work Completed in January

In the lab building, epoxy flooring was installed with touch-ups ongoing, including smoothing rough textures, filling small holes, extending over drain edges, and addressing patchy coved bases. Casework was installed, with countertops scheduled for February. Interior doors were hung, corner guards placed, and drop ceiling tiles advanced. Floor and wall tile in the restroom was completed. Temporary power was established, with permanent power pending transformer fuse change-out in early February. Plumbing and mechanical tie-ins progressed, and UNVC conducted a commissioning walk, with reports to be reviewed in one month once permanent power is established and once the generator is energized. SLCMAD requested perimeter caulking in the insectary, which was completed.

For the ABC cages, screen sample was reviewed and approved by ownership, with frames going in and full screen installation started. EFIS wall system passed inspection and top finish coat was placed. Ready the cages for casework once flatwork is completed. Flatwork and mow strips began this month and grading inside cages continued, preparing for interior cage area work. Scaffolding has been erected for screen install.

Site utility work included flatwork prep and pouring around the lab, cages, and vaults, with site grading ongoing along north and south property line installing the new swells. Site perimeter fencing has been installed along with the mow strip. The contractor is scheduled to begin spreading the stockpile topsoil and gravel drives in February pending civil submittal review. Irrigation system installation is also scheduled to begin in February. Streetlights along the main access road were coordinated with SLC Public Utilities for energization. Excavation of the new vault containment pond started this month, but the contractor ran into ground water and the Geotech engineer was called out to provide direction to the contractor on how to address it. Direction from Geotech was to install a sump and over excavate and install engineer fill.

At the hangar, main structural steel columns and joists were installed, with the structure nearly racked. Mezzanine foundation footings and walls were poured, with backfill starting in early February. Wall panel install progressed with roof insulation set for the beginning of February followed by roof deck panels. Interior grading was adjusted per owner request for slope for flight equipment. The hangar containment pond slab was poured this month. Helipad concrete pour is planned sequentially for flatness, and expected to be placed at the beginning of February along with the Garsite tank pad and bollards placed. Upcoming work includes hangar trench drains, fuel tank slab, bollards, hose bib to helipad, and hangar concrete floor pours.

**Next Steps in February**

In February, the project team will finalize lab countertops, flooring, trim, base, plumbing tie-ins, mechanical startup, testing and balancing, and subcontractor touch-ups. Hangar erection will continue with mezzanine steel columns, deck pour, and interior concrete. Site irrigation will begin being installed, topsoil spread thorough-out and gravel drives completed. Vaults poured and screen enclosures installation. Commissioning of Lab building started and reports reviewed with UNVC on-site for activation and turnover.









### 3. Budget/Cost Summary

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Attachment “A” has been updated to reflect the project cost status through January with the invoices received and processed. Executed Change Orders to date include #1–#5. Pending potential change orders under review include:

- PCO #027 – NE Gas Line Work
- PCO #028 – PR 09 Heat Trace
- PCO #029 – ASI 07 Fence Height
- PCO #030 – PR 10 Exhaust Fan Changes
- PCO #031 – Site Dewatering/Permit
- PCO #032 – Dewatering & Stabilization for Vault Containment Structure
- PCO #033 – 2inch hose bib for fuel tank pad
- PCO #034 – Bollard Sleeves for removable bollards
- PCO #035 – PR 13 Fuse Change

These will be 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

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The contractor submitted an updated January schedule maintaining the substantial completion date of March 2026. Steel erection is progressing, with hangar structural work on track. Lab finishes, site concrete, and utilities are nearing completion, allowing focus to shift fully to hangar interior and site restoration. Power change-out and generator activation are critical for commissioning in February.



## 5. Next Month “Look-ahead”

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- Activities anticipated to occur in February include:
  - Complete lab countertops, trim, base, plumbing/mechanical tie-ins, startup, testing, and balancing.
  - Finalize UNVC commissioning reports and generator activation.
  - Continue hangar PEMB erection, mezzanine, interior concrete, and roof panels.
  - Install site irrigation and complete topsoil/gravel drives.
  - Finish vault leak repairs and screen installation.
  - Energize streetlights and complete fire line testing.
  - Advance site restoration and punch list items.

**END OF REPORT**

**Attachment "A"**  
**Salt Lake City Mosquito Abatement District**  
**Phase 2 Development Project**  
**Budget Tracking Log - January 2026**

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	\$9,603,448.38	70%	\$ 4,175,290.97
Construction Change Orders	\$0.00	\$474,426.18	\$0.00	\$474,426.18	100%	\$0.00
<b>Total Construction Costs</b>	<b>\$13,778,739.35</b>	<b>\$14,253,165.53</b>	<b>\$0.00</b>	<b>\$10,077,874.56</b>	<b>71%</b>	<b>\$4,175,290.97</b>
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
<b>Total FF&amp;E,tech,phone,etc.</b>	<b>\$436,850.00</b>	<b>\$82,664.09</b>	<b>\$354,185.91</b>	<b>\$82,664.09</b>	<b>100%</b>	<b>\$0.00</b>
Architectural (MHTN)	\$988,000	\$993,850.00	\$0.00	\$919,750.00	93%	\$74,100.00
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	\$323,000.00	80%	\$82,614.00
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	\$11,050.00	\$3,950.00	\$11,050.00	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
<b>Misc. Owner Expenses</b>	<b>\$75,905.65</b>	<b>\$0.00</b>	<b>\$75,905.65</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
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						
<b>Total Owner Fees</b>	<b>\$1,876,819.00</b>	<b>\$1,726,290.77</b>	<b>\$314,039.53</b>	<b>\$1,501,127.87</b>	<b>87%</b>	<b>\$225,162.90</b>
Owner Project Contingency	\$1,331,363.00	\$480,276.18	\$851,086.82	\$480,276.18	100%	\$0.00
N/A	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
N/A						
<b>Total Project Costs</b>	<b>\$17,499,677.00</b>	<b>\$16,542,396.57</b>	<b>\$1,595,217.91</b>	<b>\$12,141,942.70</b>	<b>73%</b>	<b>\$4,400,453.87</b>
<b>GRAND TOTALS:</b>	<b>\$17,499,677.00</b>	<b>\$16,542,396.57</b>	<b>\$1,595,217.91</b>	<b>\$12,141,942.70</b>	<b>73%</b>	<b>\$4,400,453.87</b>



MHTN  
ARCHITECTS

## Construction Observation Report

**Report No.53**

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

Date: 4 February 2026  
Arrival Time: 8:30am  
Departure Time: **10:00am**

Attendees:	Representing:	Email:
X Ary Faraji	SLC MAD	<a href="mailto:ary@slcmad.org">ary@slcmad.org</a>
Greg White	SLC MAD	<a href="mailto:greg@slcmad.org">greg@slcmad.org</a>
X Brad Sorensen	SLC MAD	<a href="mailto:brad@slcmad.org">brad@slcmad.org</a>
X Rob Czubak	MOCA Systems	<a href="mailto:rjc@mocasystems.com">rjc@mocasystems.com</a>
Dugan Frehner	MOCA Systems	<a href="mailto:Dugan.Frehner@mocasystems.com">Dugan.Frehner@mocasystems.com</a>
Cooper Eckman	Eckman Construction	<a href="mailto:ce@eckmanconst.com">ce@eckmanconst.com</a>
X Dana Hill	Eckman Construction	<a href="mailto:dhill@eckmanconst.com">dhill@eckmanconst.com</a>
X Chris Ramsey	Eckman Construction	<a href="mailto:cramsey@eckmanconst.com">cramsey@eckmanconst.com</a>
Cole Freeman	Eckman Construction	<a href="mailto:cf@eckmanconst.com">cf@eckmanconst.com</a>
Jonathan Wallace	Eckman Construction	<a href="mailto:Jw@eckmanconst.com">Jw@eckmanconst.com</a>
X Elizabeth Fluharty	Eckman Construction	<a href="mailto:ef@eckmanconst.com">ef@eckmanconst.com</a>
X Robert Pinon	MHTN Architects	<a href="mailto:robert.pinon@mhtn.com">robert.pinon@mhtn.com</a>
X Libbie Robinson	MHTN Architects	<a href="mailto:libbie.robinson@mhtn.com">libbie.robinson@mhtn.com</a>
X Zach Smith	MHTN Architects	<a href="mailto:zach.smith@mhtn.com">zach.smith@mhtn.com</a>

X – In attendance

Report By: Zach Smith

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### Work in Progress (as observed by MHTN Architects):

Weather: sunny dry site  
Temperature (°F): 34 degrees

### Construction Status (as reported by Contractor):

Estimated % Complete: 75%  
Conformance with Schedule: Tracking

### Building and Schedule Logistics:

Schedule: Final Completion 4.8.26

#### Site:

- Gas being trenched towards the hanger.
- ABC cage driveways installed, need a trim piece between the road base and topsoil.
- Parking structure embeds being modified.

#### Lab:

- LVL coming in the next 2 weeks.
- Plumbing is wrapping up scope.
- Countertops have been installed
  - o Install needs work at gaps, thickness, and back splash
- Gas being coordinated with city still
- Roof unit being installed, once gas is on the building will be tempered
- Autoclave sizing has been confirmed
  - o Emergency shut off being moved next to drinking fountain

ABC Cages:

- Screen frames being installed.
- Planning to install the ceiling first, still a few weeks out.

Vaults:

- New gasket being explored. Submittal to be sent to MHTN for review.
- Second box text will be done next week or 2
- Might explore a precast option

Hanger:

- Roofing and insulation in progress.
- Non-shrink grout still needs to be installed under column base plates.
- Grade beams being adjusted per RFI response for floor drains











Cx Site Report

February 10<sup>th</sup>, 2026

Project Manager	Robert Czubak	Moca Systems	rjc@mocasystems.com
Project Manager	Chris Ramsey	Eckman Construction	cramsey@eckmanconst.com
Superintendent	Dana Hill	Eckman Construction	dhill@eckmanconst.com

This Site Report reviews the ongoing installation of the building enclosure for compliance to the contract documents, product installation instructions, and good industry practice. This review does not represent a code inspection. The General Contractor should develop an overall understanding of noted conditions and apply remediation throughout the project.

Individuals Present	Jeff Tilk - UNVC
Overall Images	01 West side of the project
General Comments	The hanger building MEP UG rough-in is underway.

Written responses to all conditions classified as ACTION are required. While the General Contractor is under no obligation to accept and remediate all conditions, an explanation for non-acceptance is expected. The General Contractor shall verify remediation prior to concealment or removal of access.

CONDITIONS

Item	Location	Description	Classification	Images
1	Hanger Building	Site Photo	OBSERVATION	1
2	Lab Building	Plumbing fixtures install	OBSERVATION	2,3
3	Lab Building	Mechanical equipment	OBSERVATION	4,5
4	Lab building	Electrical gear install	OBSERVATION	6,7
5	Lab building	Domestic piping install	OBSERVATION	8,9,10
6	Hanger Building	UG Electrical rough-in	OBSERVATION	11
7	Hanger Building	UG Plumbing rough-in	OBSERVATION	12

## REFERENCED IMAGES

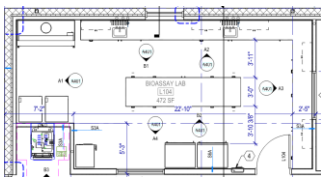
IMAGE 01

Site Photo – South side of the project Hanger Building install is ongoing.



IMAGE 02 Lab Building

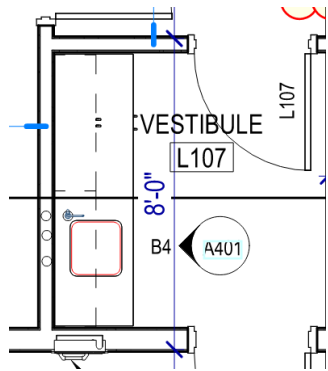
Lab building plumbing fixture install is ongoing in L104.



## REFERENCED IMAGES

## IMAGE 03 Lab Building

Lab building plumbing fixture install is ongoing in L107



## IMAGE 04 lab Building

ACT-1 and 2 are installed in Insectary L110.

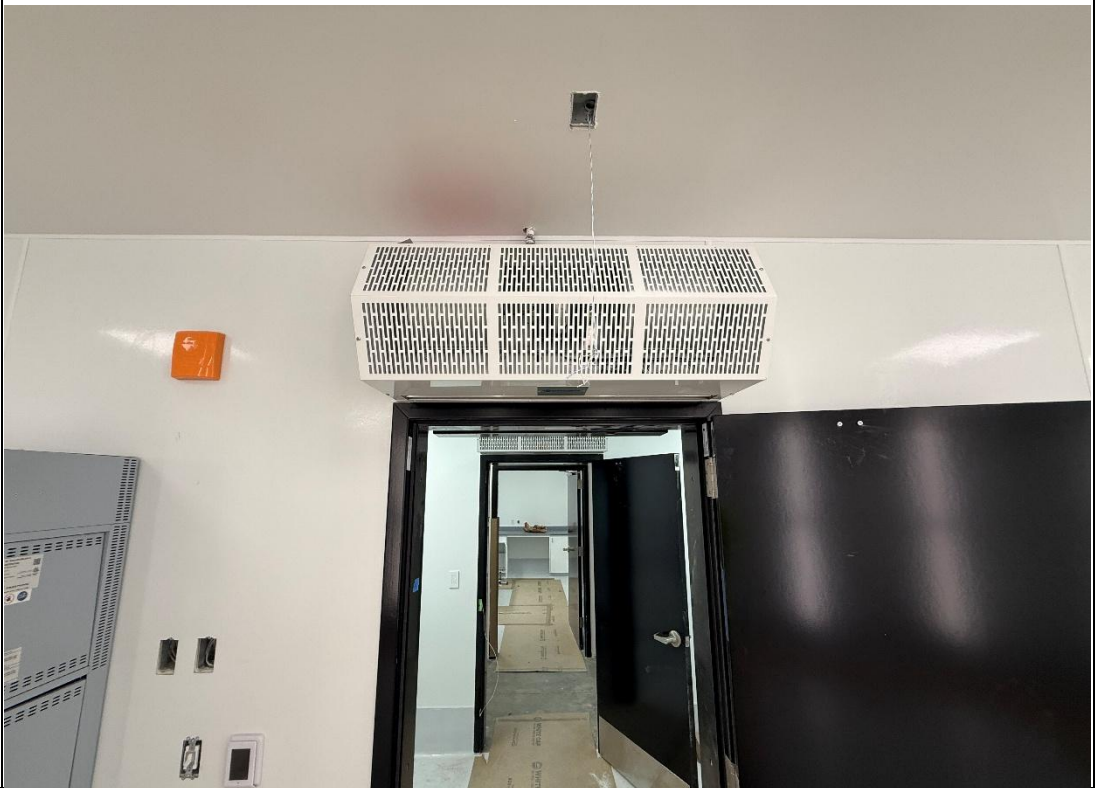




IMAGE 07 Lab Building

Electrical panels are finished up in Electrical RM L106 other than labelling.



IMAGE 08 Lab Building

Domestic piping install underway in Fire Riser L116.

