



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

Prepared by:

**MOCA**

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## 1. Executive Summary

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### Overview

In February 2026, the SLCMAD Phase II Development Project continued strong advancement toward final completion, with the lab building preparing to receive LVT flooring, installation of countertop, casework installation, and gas meter placement to enable mechanical startup and commissioning. Hangar wall panels, roof insulation and decking, and work on the mezzanine progressed, with concrete pours for the fuel tank pad, helipad, and south drive lane completed. Site topsoil spreading continued, concrete flatwork continued, and irrigation prep advanced. Vault containment tank prep work began following PCO approval, and ABC cage cabinetry and countertop adjustments were addressed per owner direction. City Fire Marshal coordination occurred for new Knox box locations, and the contractor is still pushing for substantial completion schedule for March 2026, with focus shifting to punch lists, commissioning, and turnover.

### Work Completed in February

In the lab building, the contractor focused on prep work for LVT flooring and base trim progressing, countertops installed and backsplash and casework installed. Plumbing finished in the utility room and the contractor installed the new RO water system, electrical rerouted for autoclave was addressed and provided direction to contractor to modify, and access controls for the building advanced. Gas meter was installed by utility company, enabling coordination for mechanical startup, testing, balancing, and UNVC commissioning. Temporary power supported work, with permanent power pending PCO approval for fuse change-out. An internal Eckman punch list is expected to be in early March to address items prior to design team and owner punch walk-through. Housekeeping pads were noted for refinishing to improve appearance.

For the ABC cages, cabinetry was installed with approved countertop height adjustment accepted by SLCMAD. Modification to the cabinet base was discussed and a solution to install additional base trim (rubber or metal) to enclose gaps between cabinet base and flooring. EIFS wall caps are being fabricated and install in March. Screen enclosure frames continued installation with ceiling frame being installed next month.

The cast-in-place larval vault containment tanks are pending modification. At the request of SLCMAD, the design is being changed to pre-cast vaults. The project team is currently awaiting the contractor's cost proposal for the pre-cast option and a review of the associated shop drawings before proceeding. Installation of the screen enclosure for the vault building is on hold pending completion of the new vaults.

Site utility work included the concrete pour for the drive lane on the southeast side of the hangar. Soil compaction testing for the helipad passed, and concrete was poured for both the helipad and the fuel tank pad by the end of February.

The contractor submitted an RFI to the design team seeking clarification on the locations of the site fence gate and door pads; these are planned to be poured in early March. Topsoil spreading continued during periods of drier weather, with placement and grading focused along the north side and in the central area of the site. Coordination with the landscape architect for irrigation has been confirmed for March.

Enbridge completed installation of the gas lines to the hangar during the month. The contractor continues to monitor the SWPPP, with silt fences and other controls remaining in place at swell inlets until project completion.

At the hangar, installation of interior wall panels along the back wall has begun. This has enabled the concrete slab pour under the mezzanine area, which is scheduled for the end of the month. Progress continued on roof insulation and deck panels install. Mezzanine steel is expected to be delivered in early March, with installation to follow shortly thereafter.

Non-shrink grout was installed under the PEMB column base plates. The contractor is actively modifying the interior grade beams and re-pouring them to accommodate the interior hangar trench drains and underground plumbing lines. Interior grading work for upcoming concrete pours of the remaining hangar slab continues, preparing for additional concrete pours in March.

### **Next Steps in March**

In March, the project team will finalize lab punch list items, mechanical commissioning, and turnover preparations. Hangar bi-fold doors will arrive and be installed, continued install of the remaining wall panels, mezzanine structure install and deck pour, interior concrete pour and exterior drive lane poured. Site irrigation installation will continue, topsoil fully spread, and gravel drives finished. Vault containment pond will be installed and the new precast vaults will advance and be installed once approved. Fire Marshal Knox box installation and final inspections will occur, with full commissioning and substantial completion targeted for end of March.

## 2. Project Photographs

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### 2.1. Images of the project site work.









### 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 #030 – PR 10 Exhaust Fan Changes
- PCO #032 – Dewatering & Stabilization for Vault Containment Structure
- 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 February schedule maintaining the substantial completion date of March 2026. PEMB erection and concrete work progressed well, with lab and site utilities nearing final stages. Hangar interior and site restoration remain the primary focus. Bi-fold doors expected in March will enable final enclosure.

### 5. Next Month “Look-ahead”

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- Activities anticipated to occur in March include:
  - Complete lab punch list, mechanical commissioning, and turnover.
  - Install hangar bi-fold doors and remaining wall panels.
  - Install mezzanine structure and pour deck and continue interior concrete and drains.
  - Begin site irrigation and complete topsoil/gravel drives.
  - Advance vault containment installation and precast approvals.
  - Coordinate final inspections.
  - Finalize all site restoration and punch list items.
  - Achieve substantial completion by end of March / beginning of April.
  - Furniture installation in Lab and hangar begin March 23<sup>rd</sup>.

**END OF REPORT**



**Attachment "A"**  
**Salt Lake City Mosquito Abatement District**  
**Phase 2 Development Project**  
**Budget Tracking Log - February 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	\$10,528,315.61	76%	\$ 3,250,423.74
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>\$11,002,741.79</b>	<b>77%</b>	<b>\$3,250,423.74</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	\$924,690.00	93%	\$69,160.00
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	\$336,500.00	83%	\$69,114.00
Special Inspection/Testing	\$109,210.00	\$109,210.00	\$0.00	\$51,893.00	48%	\$57,317.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$29,825.10	85%	\$5,374.90
Geotech	\$15,000.00	\$11,700.00	\$3,300.00	\$11,700.00	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>\$1,726,940.77</b>	<b>\$313,389.53</b>	<b>\$1,525,974.87</b>	<b>88%</b>	<b>\$200,965.90</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>\$16,543,046.57</b>	<b>\$1,594,567.91</b>	<b>\$13,091,656.93</b>	<b>79%</b>	<b>\$3,451,389.64</b>
<b>GRAND TOTALS:</b>	<b>\$17,499,677.00</b>	<b>\$16,543,046.57</b>	<b>\$1,594,567.91</b>	<b>\$13,091,656.93</b>	<b>79%</b>	<b>\$3,451,389.64</b>



MHTN  
ARCHITECTS

## Construction Observation Report

**Report No.56**

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

Date: 25 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>
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>
X Jonathan Wallace	Eckman Construction	<a href="mailto:Jw@eckmanconst.com">Jw@eckmanconst.com</a>
X Abhinay Shirke	Eckman Construction	<a href="mailto:as@eckmanconst.com">as@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: damp and rainy site  
Temperature (°F): 46 degrees

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

Estimated % Complete: 80%  
Conformance with Schedule: Tracking

### Building and Schedule Logistics:

Site:

- \* Helipad being poured tomorrow
- \* Fuel tank pad being poured on Saturday
- \* Prepped pads for man doors and gate motors
- \* Well pint dug for containment structure
- \* Topsoil in progress
- \* Fence poles have been installed, mow strip coming next
- \* Center of north to be graded first
- \* Fuel tank will get here on the 3rd

Hanger:

- \* Concrete under Mez being poured on Friday.
- \* Critical path for the hanger to be finished by April.

- \* Back-wall skin being installed for Mezzanine
- \* Roof panels to start tomorrow.
- \* Bi-fold door coming on the 5th

#### Lab:

- \* Plumbing in progress.
- \* Gas meter has been installed.
- \* HVAC needs to be started up next
- \* MEP interior pads need to be corrected
- \* LVT & Tile to be installed starting the 2nd

#### ABC Cages:

- \* Countertops and casework being finished up
- \* Add white rubber base on toe kick, check to see if mice are on issue with RB.







Next Meeting: 4 March 2026 at 8:30am  
 Location: SLC MAD On Site Trailer

### End of Observation Report No. 56

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





MHTN  
ARCHITECTS

## Construction Observation Report

## Report No.57

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

Date: March 3, 2026  
Arrival Time: 8:30am  
Departure Time: 9:45am

Attendees:	Representing:	Email:
Ary Faraji	SLC MAD	<a href="mailto:ary@slcmad.org">ary@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>
X Cole Freeman	Eckman Construction	<a href="mailto:cf@eckmanconst.com">cf@eckmanconst.com</a>
X Jonathan Wallace	Eckman Construction	<a href="mailto:Jw@eckmanconst.com">Jw@eckmanconst.com</a>
X Robert Pinon	MHTN Architects	<a href="mailto:robert.pinon@mhtn.com">robert.pinon@mhtn.com</a>
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: clear skies  
Temperature (°F): 44 degrees

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

Estimated % Complete: 80%  
Conformance with Schedule: Tracking

### Building and Schedule Logistics:

#### Site:

- Containment tank being formed and poured before weather changes.
- Top soil being graded.
- Fuel tank planning to be derived by Friday.
- Hoping for good progress.

#### Hanger:

- Finishing up roofing now.
- Inside skin being installed.
- Mezz steel starting now (5 days)
  - o Decking to come next.
- Concrete poured below mezzanine.
  - o 40% Slab done.
- Heated floors and drains next.
- Bi-fold doors being unloaded now.
- Mechanical pads being poured next as well.



Vaults:

- Exterior finish to be reviewed and approved by ownership.
- Still getting some pricing and design conversations.
  - o Maybe add Zypex.
  - o Shop drawings requested for Design team review.

ABC:

- Screen door needs to be open. Dana to confirm

Lab:

- LVT coming this week.
- Planning startup on mechanical tomorrow.
  - o Hoping to remove temp het next week
- RO system needs to move for clearance



Next Meeting: March 11, 2026 at 8:30am  
Location: SLC MAD On Site Trailer

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**End of Observation Report No. 57**

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