



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

Prepared by:

MOCA

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1. Executive Summary

Overview

In March 2026, the SLCMAD Phase II Development Project advanced to near-final stages with the lab building completing epoxy flooring repairs, base cove molding refinishing, and contractor pre-punch work on-going, while the hangar achieved major structural milestones including grade beam pours, mezzanine framing, wall panel installation, and roof seam completion. Site grading and topsoil spreading progressed across the north and south sides, with concrete flatwork and mow strips continued. ABC cage screens install continued, and exterior skim coat was addressed. The contractor targeting April 27 to have the interior of the hangar building ready for furniture install. Remaining exterior and site work to be complete by end of April, with interior finishes now extending into May. Contractor pre-punch work has begun in the lab building this month, with the owner punch walk scheduled for the beginning of April. The project remains on track for substantial completion in late May. The contractor has shifted focus to commissioning, punch lists, and turnover of the lab building this month.

Work Completed in February

In the lab building, epoxy flooring coves for insectary were refinished. LVT flooring and base board was fully installed with ongoing touch-ups. Countertops and casework progressed, with repairs completed for gaps and backsplash. Interior door trim and glazing panels installed. Interior doors and corner guards were installed. Plumbing and mechanical tie-ins wrapped up, and the RO system has been installed and being reviewed by inspector. HVAC startup, testing, and balancing began once gas was turned on. The balancing of the system is being coordinated and reviewed by UNVC, SLCMAD's commissioning agent. The contractor was able to install the new electrical fuses for phase 2 and the lab building now has completed permanent power activation.

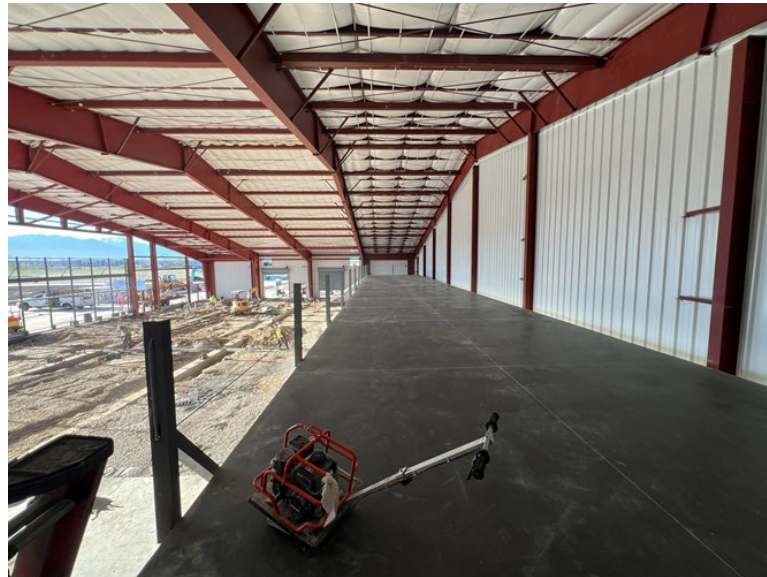
The ABC cages, screen frames and ceiling panels progressed this month and are expected to be completed in April. Exterior skim coat was applied to the cages concrete knee-walls. Cabinetry and countertop adjustments (raised height to hide vents) were completed per owner direction, with base trim and additional side panels remaining to be completed in April.

The larval vault containment tank was formed and poured this month. For the larval vaults, the contract was given direction by SLCMAD to proceed with fabrication of new pre-cast vaults by a new vendor with specific design requirements to prevent leaks seepage. Shop drawings of the new vaults have been submitted to the design team and owner to review. A new gasket solution and potential precast option were explored, with pricing and submittals pending contractor delivery. Exterior finish was reviewed and approved by ownership.

Site utility work included continued grading in the center of the site and along property lines. Topsoil spreading advanced on the north and south sides, with contractor laying out material after rough grading was completed. Concrete flatwork and mow strips around the lab, cages, and vaults progressed. With mow strip at fence line still needing to be completed pending an RFI to address power relocation for pedestrian access gate and concrete pad. The fuel tank pad was poured, bollards placed and the new fuel tank was delivered and set. Irrigation lines on north and south sides of the property progressed in their rough installation. Streetlights were coordinated for energization with SLCMAD and SL City Streets.

At the hangar, main structural steel was completed. The mezzanine steel was erected and concrete deck was poured. Interior grade beams were modified and poured. The interior wall panels on the west and south sides have been installed along with window and door opening trim work. The contractor has begun installing the north and south end coiling doors and running electrical conduit. Roof insulation, deck panels, and seams were finished. Bi-fold door frame was delivered and installed. The south road and entry concrete in front of the hangar was poured, along with the helipad and fuel tank pad. Metal framing on the mezzanine and office spaces started. The contractor is expected to begin installing the radiant floor system on the south end storage rooms in early April. Non-shrink grout was placed under column base plates. Interior grading and slab pours to continue through to the beginning of April. And the steel for the north car port structure also was erected this month.









3. Budget/Cost Summary

Attachment “A” been updated to reflect the project cost status through February with the invoices received and processed. Executed Change Orders to date include #1–#7. Only one new change order was submitted and approved during the month of March. This change order included various potential change orders of added scope, that were reviewed and approved by the project team.

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 March schedule maintaining the substantial completion target for late April 2026. Hangar building work has progressed and pre-punch and owner punch expected for May. Eckman to provide a formal construction schedule update.

5. Next Month “Look-ahead”

- Activities anticipated to occur in April include:
 - Complete owner/architect punch list and final corrections.
 - Pour remaining hangar slab and heated floors.
 - Pour mock-up precast vault approve, pour remaining and installation.
 - Spread remaining topsoil and complete gravel drives.
 - Energize utilities and complete fire line testing.
 - Advance commissioning, turnover, and furniture installation.
 - Achieve substantial completion and TCO by end of April.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - March 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	\$11,000,043.07	80%	\$ 2,778,696.28
Construction Change Orders	\$0.00	\$533,349.92	\$0.00	\$533,349.92	100%	\$0.00
Total Construction Costs	\$13,778,739.35	\$14,312,089.27	\$0.00	\$11,533,392.99	81%	\$2,778,696.28
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	\$944,450.00	95%	\$49,400.00
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	\$350,000.00	86%	\$55,614.00
Special Inspection/Testing	\$109,210.00	\$109,210.00	\$0.00	\$58,614.00	54%	\$50,596.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$30,325.10	86%	\$4,874.90
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
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	\$1,726,940.77	\$313,389.53	\$1,566,455.87	91%	\$160,484.90
Owner Project Contingency	\$1,331,363.00	\$539,199.92	\$792,163.08	\$539,199.92	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	\$16,660,894.05	\$1,535,644.17	\$13,721,712.87	82%	\$2,939,181.18
GRAND TOTALS:	\$17,499,677.00	\$16,660,894.05	\$1,535,644.17	\$13,721,712.87	82%	\$2,939,181.18



Construction Observation Report

Report No.64

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

Date: April 22, 2026
Arrival Time: 8:30am
Departure Time: 10:30am

Attendees:	Representing:	Email:
Ary Faraji	SLC MAD	ary@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
X Dana Hill	Eckman Construction	dhill@eckmanconst.com
X Caleb Cloward	Eckman Construction	ccloward@eckmanconst.com
Cole Freeman	Eckman Construction	cf@eckmanconst.com
X Veda Eggleston	Eckman Construction	ve@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: cloudy
Temperature (°F): 47 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 92%
Conformance with Schedule: Behind

Building and Schedule Logistics:

Hanger:

- Slabs have been poured with radiant heating
 - One tube was cut during the control joints. To be repaired
- Sheer walls have been added, and offices are being one sided
 - Slip tack was not supposed to be added, structural engineer to come out to inspect
- Windows being procured now
- Planning to finish off offices and conference room
- Fire sprinkler being installed now
- Panel replacement still hasn't been resolved
- Foam tank to be installed soon
 - Might need to test the foam

Site:

- Irrigation being installed
- Some of the fence poles need to be repaired by the lab

ABC Cages:

- Screens are being wrapped up
- Painter still needs to touch up screws

Vaults:

- Test vault being delivered today
 - Design team to inspect it and approve the rest for manufacture

Lab:

- Eckman to confirm with inspector if HVAC fuel likes need to be painted.





Next Meeting: April 29, 2026 at 8:30am
Location: SLC MAD On Site

End of Observation Report No. 64

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