



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

Prepared by:

MOCA

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1. Executive Summary

Overview

In April 2026, the SLCMAD Phase II Development Project continued progressing toward final completion and turnover. The lab building advanced punch list corrections and mechanical commissioning preparations. The hangar saw substantial interior progress with radiant heated slab pours (including repairs), office framing, electrical, mechanical and plumbing rough-in, interior metal panels, and fire sprinkler installation. Site irrigation installation continued, topsoil spreading and grading progressed, and mow curb work advanced. ABC cage screens were largely wrapped up, and the vault mock-up was delivered for design team review and approval prior to full precast production. The contractor is targeting late June 2026 for substantial completion, with final punch lists extending into early July possibly. Focus remains on the lab building punch lists, commissioning, final construction activities and site cleanup.

Work Completed in April

In the lab building, LVT flooring and base trim were completed. Countertops and casework were finalized with repairs for gaps, thickness, and backsplash. Epoxy flooring touch-ups continued on rough spots, drains, and cove base. The RO system relocation continues to be coordinated with the inspector on subcontractor for accordance with code requirement. Plumbing scope has wrapped up in the utility room, electrical rerouted for the autoclave is still pending approval of change request, and access controls progressed. The contractor worked on preparing the building for the owner/architect punch walk, with an internal Eckman punch list actively underway. Gas meter installation enabled further mechanical startup, testing, and balancing.

For the ABC cages, screen installation has nearly wrapped up with painter touch-ups on column base plates and ceiling screen finalization. Cabinetry and countertops have been installed. The contractor is still waiting for the base cabinet side panels to be delivered and installed, along with the new base trim added to seal gap at toe-kick and concrete slab. Exterior cleanup and topsoil placement around the cages continued.

The larval vault mock-up was delivered for design team inspection and approval prior to full precast manufacturing. The design team and owner requested a few minor changes to the mock-up and requested a second mock-up be submitted for review and approval before full production.

Site utility work included ongoing irrigation installation and mow-curb work. Topsoil grading and spreading progressed on the north, south sides and center area. Most of the new phase 2 fencing has been installed in the center area. Tree replacement coordination and credit are ongoing. The

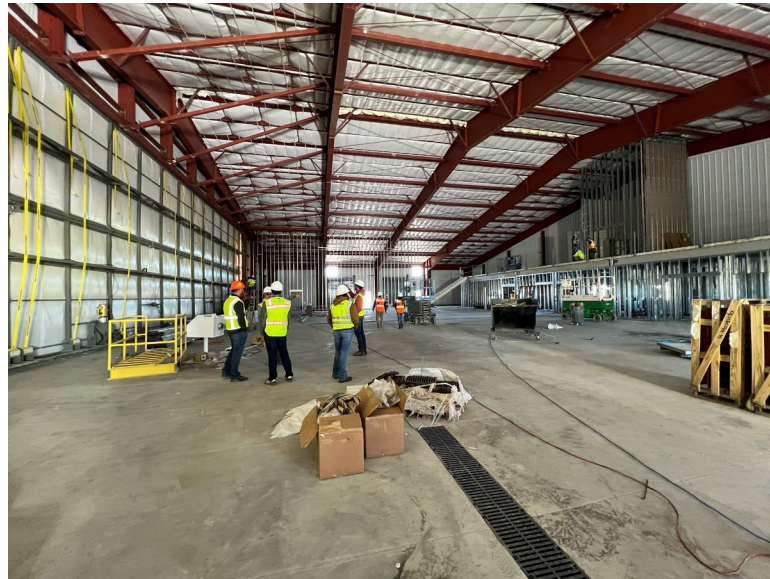
back fence on the NE side (damaged by bakery trucks) is being addressed with the responsible party.

At the hangar, radiant heated slabs were poured. Sheer walls for the mezzanine structure were added, offices and storage rooms were framed. Interior mechanical, electrical and plumbing rough-ins have started. The hangars interior metal panels were installed and completed. Roof seaming was completed. The large bi-fold door was delivered and installed. Fire sprinklers system install began throughout the inside and foam tank installation is pending testing. The Garsite fuel tank was delivered and set, bollards were placed and reinforced. Install of the hangar exterior lights started.

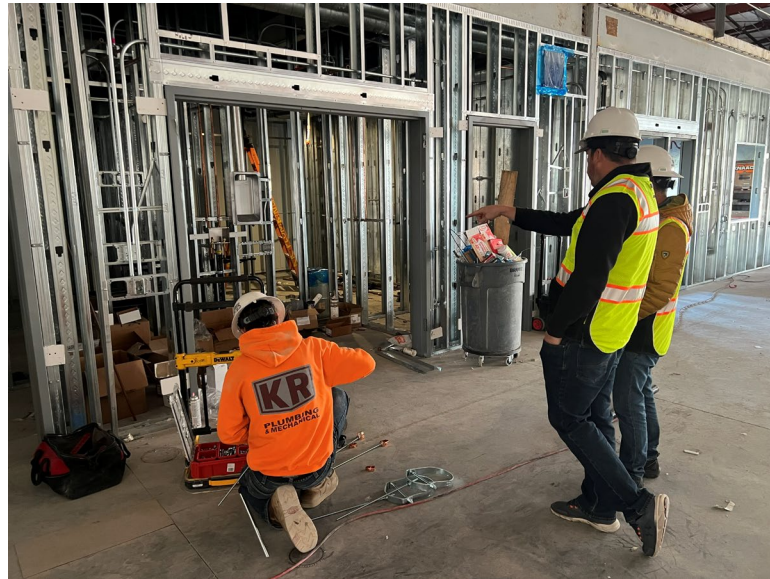
2. Project Photographs

2.1. Images of the project site work.











3. Budget/Cost Summary

Attachment “A” been updated to reflect the project cost status through March with the invoices received and processed. Executed Change Orders to date include #1–#7. Pending potential change orders under review include those related to electrical change requested by the owner for in the lab building and hangar offices. 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

The contractor submitted an updated April schedule with substantial completion now targeted for June 2026. Interior finishes, drywall, and final commissioning activities have extended into May and June. Eckman continues to provide weekly updates to maintain momentum toward turnover.

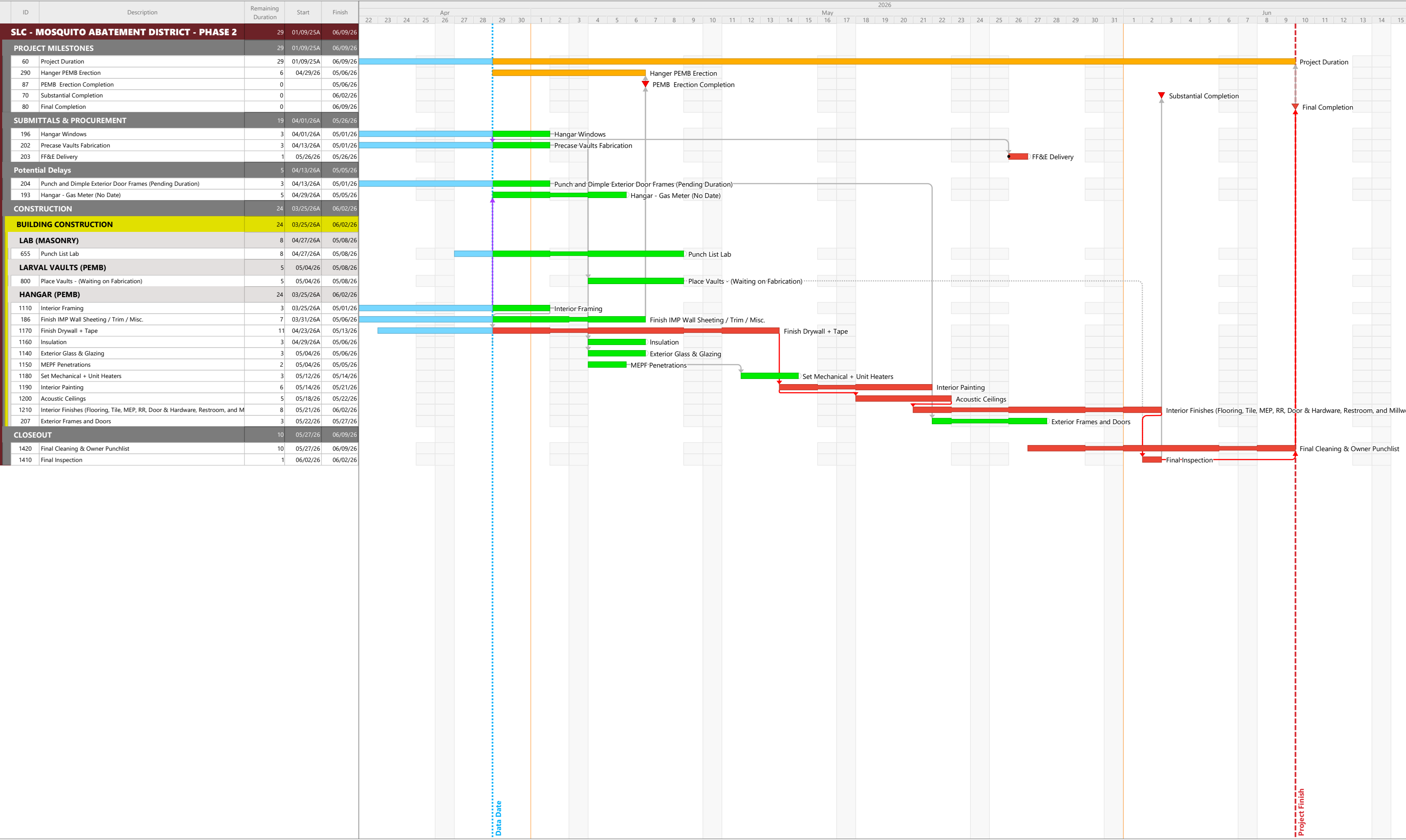
5. Next Month “Look-ahead”

- Activities anticipated to occur in May/June include:
 - Complete owner/architect punch list and final corrections lab building.
 - Finalize hangar interior (offices, conference room, epoxy flooring).
 - Install remaining precast vaults and complete screen enclosures.
 - Complete site irrigation, topsoil, and gravel drives.
 - Finalize commissioning, UNVC reports, and building turnover.
 - Install furniture and equipment.
 - Achieve substantial completion and TCO.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - April 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	\$11,508,447.12	84%	\$ 2,270,292.23
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	\$12,041,797.04	84%	\$2,270,292.23
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	\$974,090.00	98%	\$19,760.00
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	\$66,601.00	61%	\$42,609.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$33,727.60	96%	\$1,472.40
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	\$1,607,485.37	93%	\$119,455.40
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	\$14,271,146.42	86%	\$2,389,747.63
GRAND TOTALS:	\$17,499,677.00	\$16,660,894.05	\$1,535,644.17	\$14,271,146.42	86%	\$2,389,747.63



SLC MOSQUITO ABATEMENT DISTRICT

PHASE II





MHTN
ARCHITECTS

Construction Observation Report

Report No.66

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

Date: May 6, 2026
Arrival Time: 8:30am
Departure Time: 12:00pm

Attendees:	Representing:	Email:
X 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 Cole Freeman	Eckman Construction	cf@eckmanconst.com
X Veda Eggleston	Eckman Construction	ve@eckmanconst.com
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: clear
Temperature (°F): 51 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 88%
Conformance with Schedule: Behind

Building and Schedule Logistics:

Hanger:

- Drywall fire wall details need to be corrected
- Mezz framing still needs to be confirmed with structural
- Planning to mud/tape and paint fire riser next
- Plumbing underway now
- Planning to pressure test the fire riser
- Tuber heaters and lighting are in progress

ABC Cages:

- Screens in progress
- Casework still needs to be wrapped up
- Landscape edging to be installed too.

Vaults:

- New mockup coming for review
- Loose hose bib in vault needs to be replaced

Site:

- Sod has been laid out
- Ready for hydro seed
- Final grading has been finished
- Extra dirt South of the hanger
- Parking structure nuts to be delivered, structure to be finished once they arrive

Lab:

- Punch walk

Procurement:

- Hanger windows coming on the 18th
- Fuel tank receiver pipe still needs pricing back





Next Meeting: May 13, 2026 at 8:30am
Location: SLC MAD On Site

End of Observation Report No. 66

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