



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

Prepared by:

MOCA

Table of Contents

1.	<u>Executive Summary</u>
2.	<u>Project Photographs</u>
3.	<u>Budget/Cost Summary</u>
4.	<u>Schedule Summary</u>
	<u>Attachment “A” – Project Budget Tracking Log</u>
	<u>Attachment “B” – Project Schedule</u>

1. Executive Summary

Overview

In May 2026, the SLCMAD Phase II Development Project continued advancing work. The lab building focused on punch list items, with the owner/architect punch walk completed and corrections underway. The hangar progressed with drywall installation, interior framing, fire sprinkler work, and radiant heat floor system installed. ABC cage screens are close to being wrapped up, and vault mock-ups were reviewed with precast production advancing. Site irrigation installation, topsoil spreading, and final grading continued. The contractor provided an updated schedule targeting substantial completion at the middle of August 2026.

Work Completed in May

In the lab building, punch list items are actively being addressed following the owner/architect punch walk. Epoxy flooring touch-ups were completed. The RO system relocation is currently being worked out with the subcontractor, design team and will be reviewed by the inspector for completion. Autoclave electrical corrections are in the process as the project team is finalizing a change request for this modification. HVAC testing and balancing and mechanical startup is still progressing.

For the ABC cages, screen installation was completed and bird wire is currently being installed. Cabinetry and countertops are still waiting for material to be installed for completion. Doors were lowered for proper sealing at the concrete slab. Exterior cleanup and topsoil placement is still need to be completed.

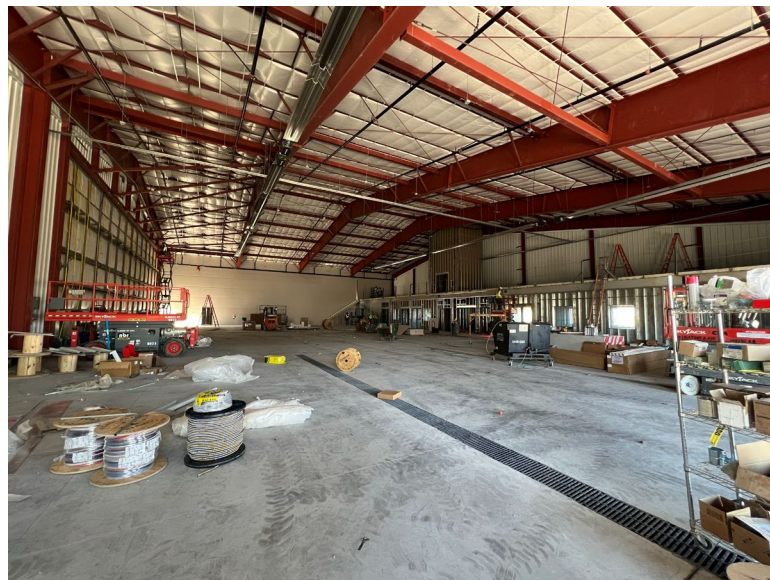
The larval vault mock-up was delivered, reviewed, and approved by ownership. Precast vaults are in production, with 9–10 units delivered and installation scheduled for the middle of June. Plumbing issues in the vaults were resolved by the contractor.

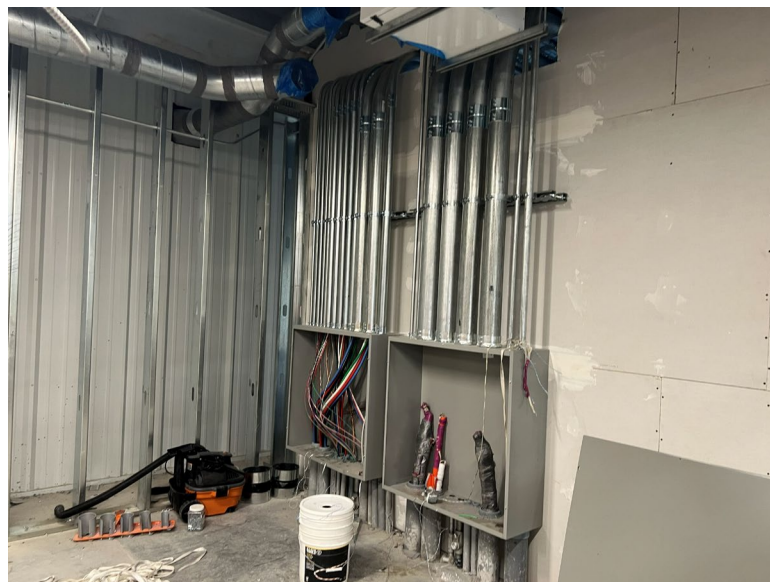
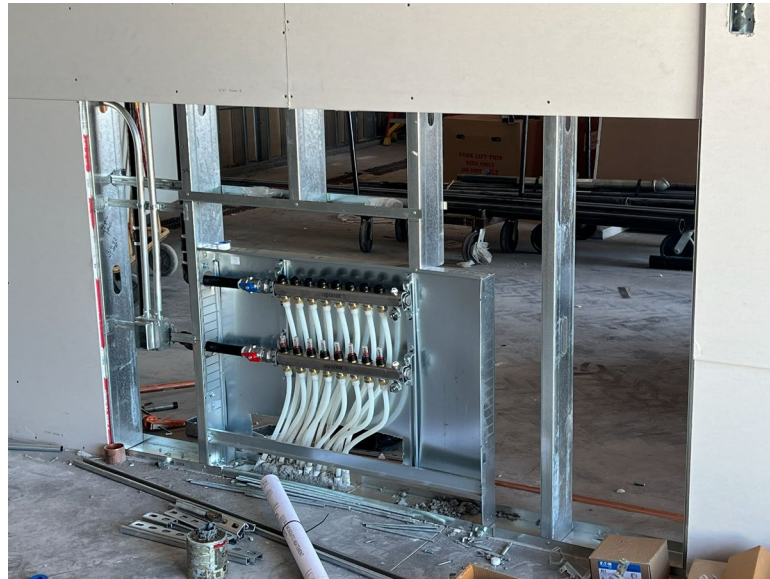
Site utility work included ongoing irrigation installation and coordination of zones with the owner were resolved. Topsoil spreading and final grading progressed on the north, south and central areas. Fencing and mow-curb installation continued. The contractor continues to do additional sweeping of the roadway to address site debris.

At the hangar, radiant heated slabs were completed and tubes pressurized. Sheer walls and offices were framed and one-sided. Interior metal panels were installed. Drywall installation progressed (with some fire wall details being corrected). Fire sprinklers were installed, and mechanical, electrical and plumbing rough-ins continued. Roof work and wall panels were finalized. Bi-fold doors and remaining panels were installed. Mezzanine framing and deck preparations advanced. The mezzanine railing began installations. Exterior lights on the hangar side panels and roof have begun to be installed.

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 - May 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	\$12,082,462.45	88%	\$ 1,696,276.90
Construction Change Orders	\$0.00	\$597,225.67	\$0.00	\$597,225.67	100%	\$0.00
Total Construction Costs	\$13,778,739.35	\$14,375,965.02	\$0.00	\$12,679,688.12	88%	\$1,696,276.90
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	\$70,837.00	65%	\$38,373.00
Commissioning Agent	\$40,000.00	\$35,200.00	\$4,800.00	\$34,825.60	99%	\$374.40
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	\$1,612,819.37	93%	\$114,121.40
Owner Project Contingency	\$1,331,363.00	\$603,075.67	\$728,287.33	\$603,075.67	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	\$16,788,645.55	\$1,471,768.42	\$14,978,247.25	89%	\$1,810,398.30
GRAND TOTALS:	\$17,499,677.00	\$16,788,645.55	\$1,471,768.42	\$14,978,247.25	89%	\$1,810,398.30

As of Tue 5/26/26

Project: SLCMAD 2 - Finish Out Schedule
Date: As of Tue 5/26/26

Task Split Summary Critical Critical Split Progress



MHTN
ARCHITECTS

Construction Observation Report

Report No.70

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

Date: June 3, 2026
Arrival Time: 8:30am
Departure Time: 10:00pm

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 Robert Tracy	Eckman Construction	rt@eckmanconst.com
X Cole Freeman	Eckman Construction	cf@eckmanconst.com
X Veda Eggleston	Eckman Construction	ve@eckmanconst.com
X Carson Cox	Eckman Construction	cc@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: sunny
Temperature (°F): 70 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 95%
Conformance with Schedule: Behind

Building and Schedule Logistics:

Site:

- Hydro seeding next week
- Remaining of gravel is being put in

Hanger:

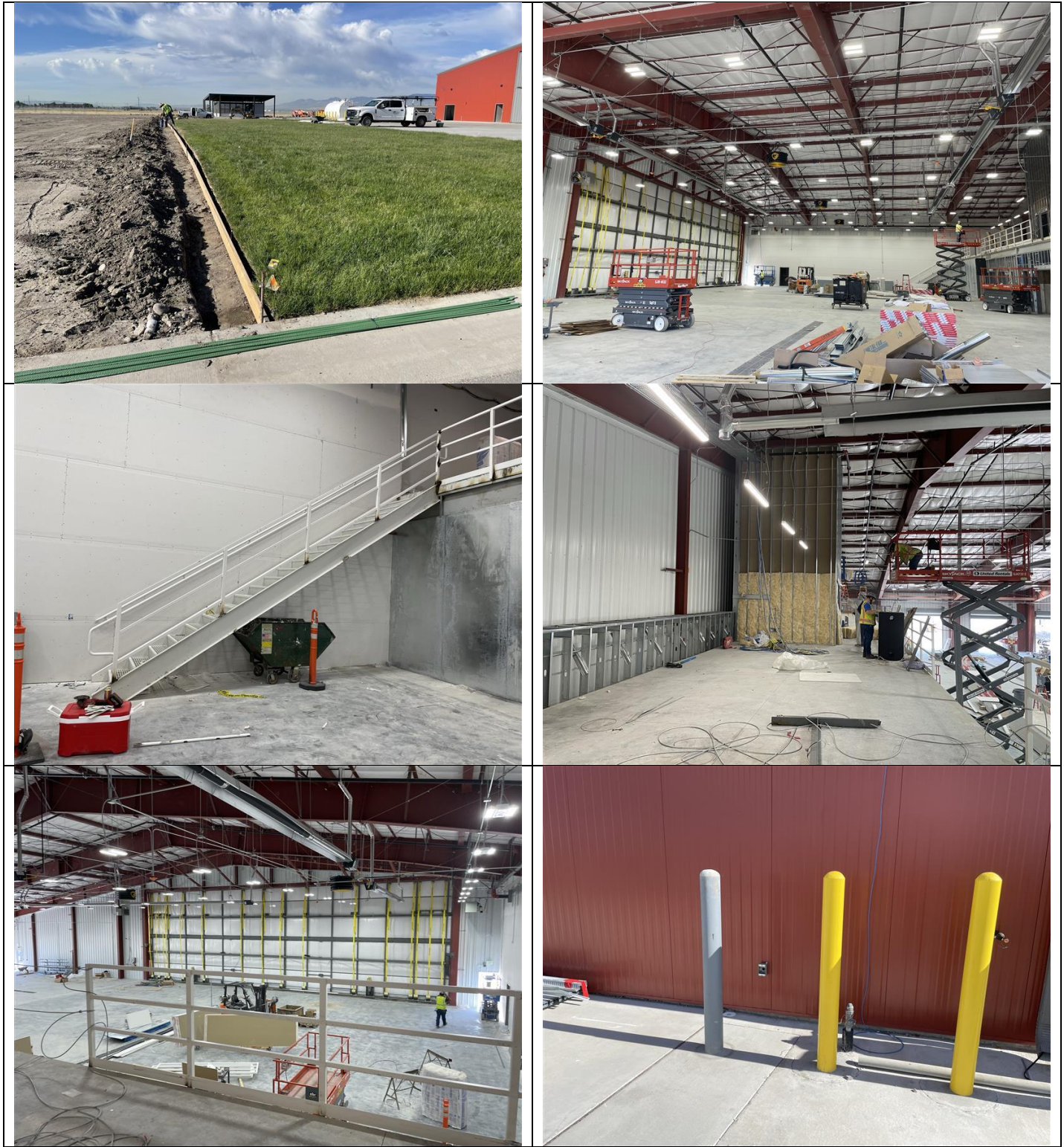
- Finishing up drywall and sheer in between inspections
- Planning to have interior rooms started in drywall
- Crane beam is being fabricated
 - Crane is being purchased by SLC MAD
- WAP Locations need to be coordinated

ABC Cages:

- Bird netting is coming next week

Submittals:

- Fuel Tank pipe



Next Meeting: June 10, 2026 at 8:30am
 Location: SLC MAD On Site

End of Observation Report No. 70

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