



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

Prepared by:

MOCA

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1. Executive Summary

Overview

Overview In June 2026, the SLCMAD Phase II Development Project continued advancing toward final completion and turnover. The lab building focused on completing punch list items, with the autoclave electrical rerouted and RO system relocation underway. The hangar progressed with fire-rated wall/ceiling framing and drywall started, sheer wall framing completion, electrical rough-in, mechanical duct work, and crane beam installation. ABC cage bird netting and cabinetry were advanced, and vault installation began with units placed and leveled. Site hydroseeding, sod placement, and final grading continued. The contractor is targeting mid-to-late August 2026 to be complete with interior finishes, commissioning, and punch list activities. Focus remains on final corrections, inspections, and handover preparations.

Work Completed in June

In the lab building, punch list items continued to be addressed following the previous month's owner/architect punch walk. The autoclave electrical was rerouted to the right corner per owner's request to accommodate additional RO equipment. The Reverse Osmosis system was relocated in the mechanical room to the east of its concrete pad per design, with the contractor still needing to remove a portion of the RO pad for proper floor clearance per code and city inspector requirements. Interior casework touch-ups are in progress. Caulking around the equipment in the insectary lab was completed. Mechanical startup, testing, balancing, and commissioning are still on hold until permanent power is energized. This is pending power to the hangar. Work has progressed on this. The contractor ordered metal trim for around windows and doors returns, with delivery and installation on the trim pending. Final cleaning of the building is planned after punch list completion and before handover to SLCMAD.

For the ABC cages, bird netting was installed across all cages. Cabinet filler side panels were delivered and installed. Caulking of the cages was completed. Base board trim still needs to be installed. The cages are close to being ready for a final punch-walk. Contractor to complete cleanup and topsoil placement of cages before punch-walk.

The larval vault mock-up was reviewed and approved. All new vaults have been fabricated, delivered and installed. Plumbing installation, grouting, and caulking to the slab remain pending. Screens are scheduled to be installed around the perimeter wall during the beginning of July.

Site utility work included hydroseeding applied to the main center field and remaining sod placement at the helipad. Site cleanup and grading on the south side of the hangar has started. Irrigation zones were coordinated with the owner and placement of the site knock box location still needs to be confirmed with the fire marshal for emergency access.

At the hangar, radiant heated slabs were completed with repairs. Fire-rated walls/ceiling were framed with drywall installation pending city inspection. Drywall install start next month with city inspections required for each drywall layer. Sheer wall framing of the mezzanine was completed and inspected. Contractor has started hanging drywall for the hangar offices, storage and conference room. Most electrical rough-in and lighting were installed. Mechanical duct work was roughed-in, with work in chemical storage rooms ongoing. PEMB man doors into storage rooms to be modified to match architectural drawings. The hangar crane beam was delivered and installed. Fire sprinkler system installation continued, with a fire flush scheduled for early July. Interior metal panels and roof work were finalized. The fuel tank questions were resolved with Garsite.

2. Project Photographs

2.1. Images of the project site work.

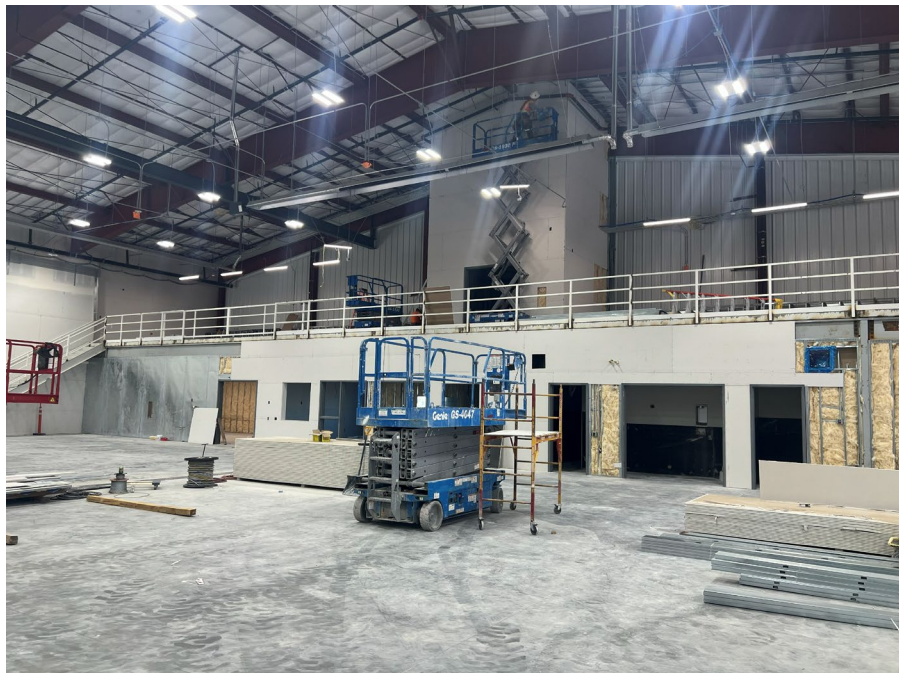












3. Budget/Cost Summary

Attachment “A” has been updated to reflect the project cost status through June, with all invoices received and processed. Executed Change Orders to date include #1–#8. Pending potential change orders under review include those related to electrical changes requested by the owner for the lab building, hangar, and larval vaults. 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 still needs to submit an updated June schedule that includes their anticipated substantial completion date for the hangar. The updated schedule is pending the completion and inspection of the fire-rated walls and ceilings in the hangar. Once the framing for these elements is installed and inspected, the contractor will be able to provide a revised schedule. Currently, the contractor is targeting mid-to-late August 2026 for substantial completion. Lab building interior finishes, drywall, commissioning, and final punch list activities have extended into July.

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 and complete larval vault screen enclosures.
 - Complete install of the vaults.
 - Complete site grading, topsoil and gravel placement.
 - Finalize commissioning, UNVC reports, and building turnover.
 - Install furniture and equipment.
 - Achieve substantial completion and TCO for the entire project.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - June 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	\$12,635,144.87	92%	\$ 1,143,594.48
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	\$13,232,370.54	92%	\$1,143,594.48
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	\$964,210.00	97%	\$29,640.00
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	\$1,602,939.37	93%	\$124,001.40
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	\$15,521,049.67	92%	\$1,267,595.88
GRAND TOTALS:	\$17,499,677.00	\$16,788,645.55	\$1,471,768.42	\$15,521,049.67	92%	\$1,267,595.88



MHTN
ARCHITECTS

Construction Observation Report

Report No.74

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

Date: July 8, 2026
Arrival Time: 8:30am
Departure Time: 10:30pm

Attendees:	Representing:	Email:
X Ary Faraji	SLC MAD	ary@slcmad.org
Brad Sorensen	SLC MAD	brad@slcmad.org
X Rob Czubak	MOCA Systems	rjc@mocasystems.com
X Cooper Eckman	Eckman Construction	ce@eckmanconst.com
X Robert Tracy	Eckman Construction	rt@eckmanconst.com
Veda Eggleston	Eckman Construction	ve@eckmanconst.com
X Joseph Woods	Eckman Construction	jwoods@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: sunny
Temperature (°F): 85 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 95%
Conformance with Schedule: Behind

Building and Schedule Logistics:

Hanger:

- Fire wall detail needs a note on gage and spacing.
 - MHTN to issue revised detail ASAP
- MEP can wrap up after their work once the wall is finished
- Mezzanine can be worked on once the fire wall is finished
- Mud and tape in progress in fire riser room

Lab:

- Turn over in less than 2 weeks
- RO & autoclave wrapped up
- Final inspection to be done by commissioning
 - Waiting for hanger to be finished before full inspection

ABC Cages:

- Wrapping up screens and casework
- Patchwork for vaults to be done

Site:

- Hydro seed not coming up
- Drainage/grading needs to be corrected

Finish mid/end August

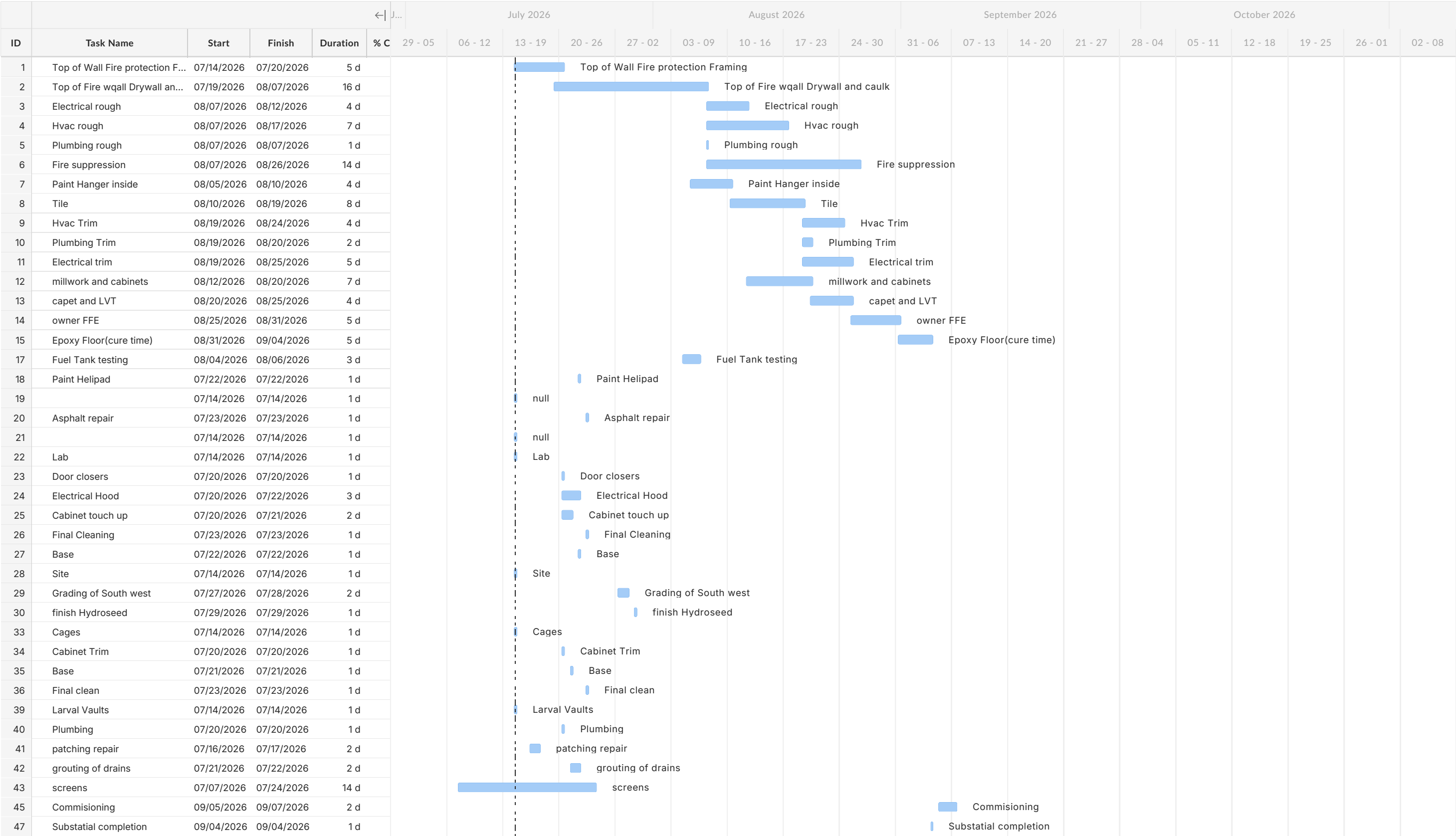




Next Meeting: July 15, 2026, at 8:30am
 Location: SLC MAD On Site

End of Observation Report No. 74

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



	← J...					July 2026					August 2026				September 2026				October 2026					
ID	Task Name	Start	Finish	Duration	% C	29 - 05	06 - 12	13 - 19	20 - 26	27 - 02	03 - 09	10 - 16	17 - 23	24 - 30	31 - 06	07 - 13	14 - 20	21 - 27	28 - 04	05 - 11	12 - 18	19 - 25	26 - 01	02 - 08
48	Hanger/site Punchlist	09/04/2026	09/24/2026	15 d																				
50	New Generator ???	08/03/2026	08/11/2026	7 d																				