



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

Prepared by:

MOCA

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1. Executive Summary

Overview

In July 2026, the SLCMAD Phase II Development Project continued advancing toward final completion and turnover. The lab building focused on wrapping up punch list items, including casework painting, door closures, and RO system testing. The hangar progressed with fire-rated ceiling framing adjustments, the first layer of drywall installation on the fire ceiling, and preparations for city inspections. ABC cage screening and casework were completed, with cleanup and punch walk preparations underway. Vault screening continued, with patching, caulking, and plumbing work still pending. Site work included hydroseed reapplication in bare spots, irrigation repairs, fencing/gate coordination, and asphalt repair planning. The contractor continues targeting late August 2026 for substantial completion, with remaining finishes, inspections, and commissioning activities extending through August. Focus remains on final corrections, inspections, and handover preparations.

Work Completed in July

In the lab building, punch list items continued to be addressed and are near completion. Casework painting and brake metal at doors progressed. The Reverse Osmosis system was relocated, completed and tested (with some leaking noted for correction). New door closures for the insectary lab were installed. Door and window trim still needs to be installed. Final cleaning was scheduled. Mechanical startup, testing, balancing, and commissioning remain pending permanent power coordination. Additional punch items addressed or ongoing include ceiling/grid repairs, flooring touch-ups, painting, keying, BMS tie-in, and signage.

For the ABC cages, screening and casework were completed. Bird netting and cabinet filler panels were previously finished. Remaining work includes toe kicks, final cleaning and grading, cabinet side panel infill adjustments, and landscape edge board corrections at individual cages. The cages are nearly ready for an owner punch walk once contractor cleaning and punch work are complete.

The larval vaults had screening installation continue, with canted bay screens rectified. Caulking of screen frames remains pending. Vaults still require patching, base caulking, plumbing drain installation, and grouting. Water and drain line testing is pending. Contractor punch work is planned to begin in August.

Site utility work included review of hydroseeding by the landscape architect. Issues were identified as likely related to irrigation watering; the subcontractor addressed irrigation problems. The contractor is regrading bare spots, tilling, and reapplying hydroseed. Wild shrubs will be removed. Areas with water pooling were regraded. Fencing and gate installation remains pending, with correct card readers being coordinated. Storm boxes are being verified for grouting. Asphalt repairs are being scheduled with the subcontractor. Irrigation repairs on Phase 1 (related to Phase 2 work) continued. Knock box location confirmation with the fire marshal has been confirmed.

At the hangar, fire ceiling detail adjustments progressed with framing prepared for inspection. The design team issued a revised fire ceiling detail to address city inspector comments (cutting roof insulation and fire caulking to the metal deck). The first layer of drywall was installed on the fire ceiling, with city inspections scheduled for early August. Sheer wall framing completed and office drywall continued. Door frames progressed. A proposal request was issued for a new generator and power feed to the hangar bi-fold door. Exterior patches are pending sanding and correct paint application. Remedial repairs for Nucor warranty issuance are currently underway. Additional work included trench drain ordering, storage room door modifications, fire suppression head modifications, interior painting preparations, mezzanine back wall MDF installation, and crane electrical tie-in planning.

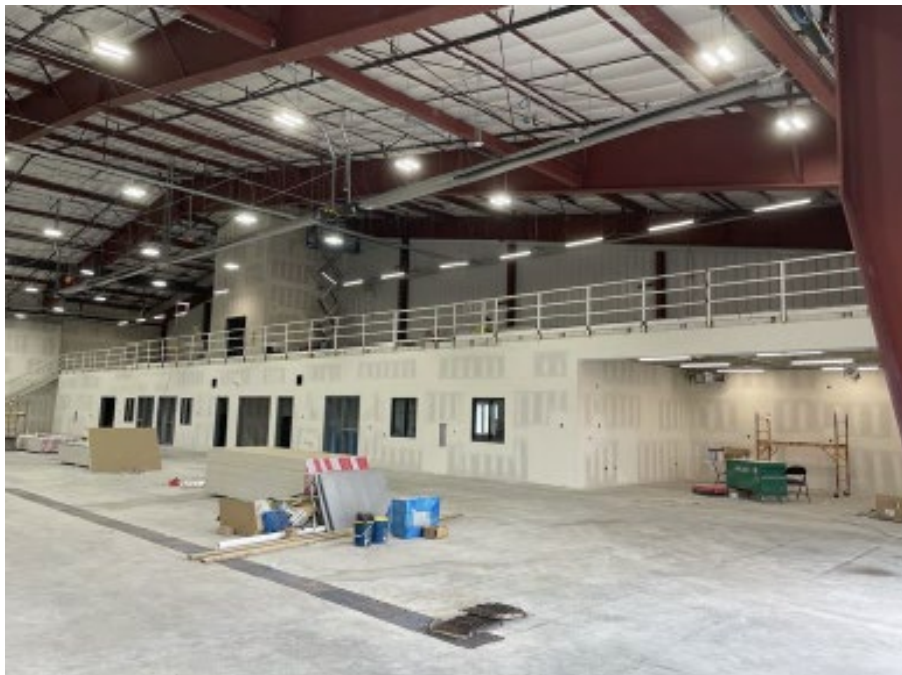
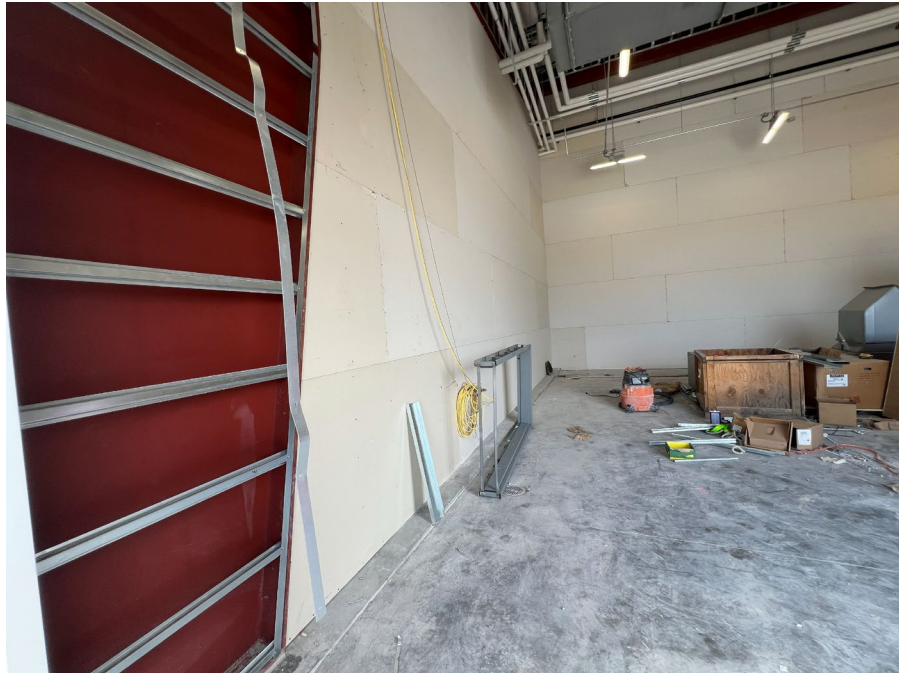
2. Project Photographs

2.1. Images of the project site work.











3. Budget/Cost Summary

Attachment “A” has been updated to reflect the project cost status through July, with all invoices received and processed. Executed Change Orders to date include #1–#9. Pending potential change orders under review include those related to larval vault installation, fuel station E-stop, autoclave electrical reroute, hangar electrical changes, and the new generator/power feed for the hangar bi-fold door. 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 continues targeting late August 2026 for substantial completion. The updated schedule remains pending full completion and inspection of the fire-rated walls and ceilings in the hangar. The first layer of drywall on the fire ceiling has been installed, with city inspections scheduled for early August. Once these inspections are complete and subsequent layers progress, the contractor will provide a more refined schedule. Lab building punch list and commissioning activities, vault finishing, and site restoration work are extending through August.

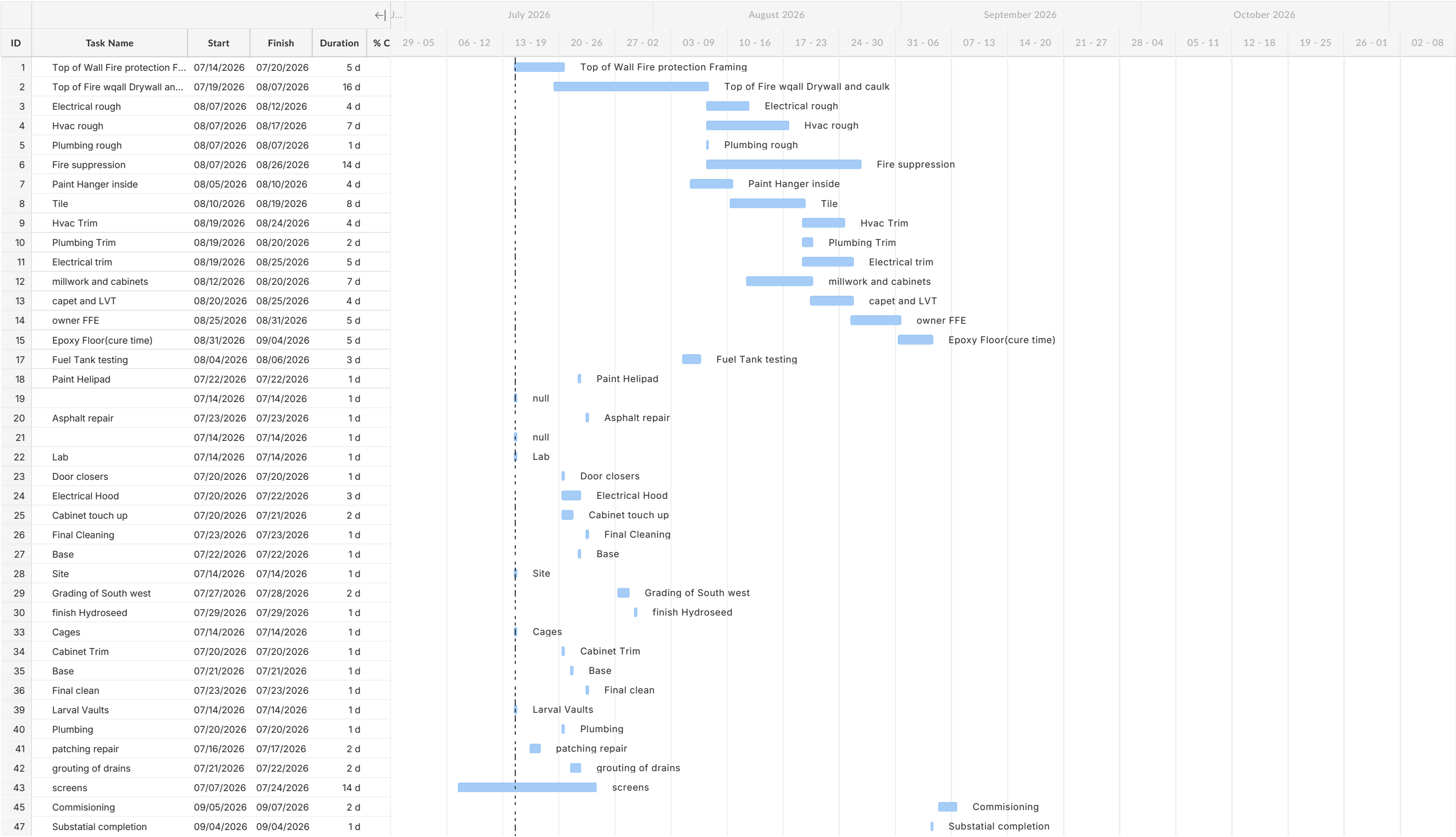
5. Next Month “Look-ahead”

- Activities anticipated to occur in August include:
 - Complete remaining punch list items and final corrections for the lab building.
 - Complete fire-rated drywall layers, inspections, and interior finishes in the hangar.
 - Finalize vault patching, caulking, plumbing/grouting, and screen enclosures.
 - Complete cage cleanup, toe kicks, and owner punch walk.
 - Finish site hydroseed reapplication, irrigation repairs, fencing/gates, and asphalt repairs.
 - Advance commissioning, UNVC reports, and building turnover.
 - Install furniture and equipment.
 - Achieve substantial completion and TCO for the project.

END OF REPORT

Attachment "A"
Salt Lake City Mosquito Abatement District
Phase 2 Development Project
Budget Tracking Log - July 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	\$12,917,479.91	94%	\$ 861,259.44
Construction Change Orders	\$0.00	\$704,193.63	\$0.00	\$704,193.63	100%	\$0.00
Total Construction Costs	\$13,778,739.35	\$14,482,932.98	\$0.00	\$13,621,673.54	94%	\$861,259.44
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	\$72,835.00	67%	\$36,375.00
Commissioning Agent	\$40,000.00	\$42,840.00	\$0.00	\$35,200.00	82%	\$7,640.00
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	\$1,734,580.77	\$308,589.53	\$1,615,191.77	93%	\$119,389.00
Owner Project Contingency	\$1,331,363.00	\$724,183.63	\$607,179.37	\$724,183.63	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	\$17,024,361.47	\$1,345,860.46	\$16,043,713.03	94%	\$980,648.44
GRAND TOTALS:	\$17,499,677.00	\$17,024,361.47	\$1,345,860.46	\$16,043,713.03	94%	\$980,648.44



	← 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																				



MHTN
ARCHITECTS

Construction Observation Report

Report No.78

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

Date: August 5, 2026
Arrival Time: 8:30am
Departure Time: 9:30pm

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
Cooper Eckman	Eckman Construction	ce@eckmanconst.com
Robert Tracy	Eckman Construction	rt@eckmanconst.com
X Dave McCoy	Eckman Construction	dm@eckmanconst.com
X Veda Eggleston	Eckman Construction	ve@eckmanconst.com
X Joseph Woods	Eckman Construction	jwoods@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): 74 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 94%
Conformance with Schedule: Behind

Building and Schedule Logistics:

Hanger:

- Fire caulking inspection did not pass
 - Looking to get a detail drawing from the manufacturer
- OH door electrical error to be covered by
- Trench drains ordered
- Exterior dent and paint fixes are complete

Site:

- Hydro seed the rest of the property, to be reviewed during punch walk.
- Trees have been ordered
- Smoothing out elevations this week
- Man gates have been installed

Vaults:

- Patches on vaults complete
- Caulking to follow next week

Lab:

- Final Clean complete
- Ceiling tiles should be done today
- Painting done

ABC Cages:

- Screens have been completed
- Planning to punch walk on the 19th for site and cages





Next Meeting: August 12, 2026, at 8:30am
Location: SLC MAD On Site

End of Observation Report No. 78

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



MHTN
ARCHITECTS

Construction Observation Report

Report No.79

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

Date: August 12, 2026
Arrival Time: 8:30am
Departure Time: 10:20pm

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
Cooper Eckman	Eckman Construction	ce@eckmanconst.com
X Robert Tracy	Eckman Construction	rt@eckmanconst.com
X Dave McCoy	Eckman Construction	dm@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
Zach Smith	MHTN Architects	zach.smith@mhtn.com

X – In attendance

Report By: Robert Pinon

Work in Progress (as observed by MHTN Architects):

Weather: cloudy
Temperature (°F): 79 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 94%
Conformance with Schedule: Behind

Building and Schedule Logistics:

Hangar:

- Lowering Unistrut to be moved on Monday prior to gypsum board progress can be made.
- 80% of hangar has been painted.
- Rough-in ongoing.
- Electricians on-site. Bifold operational on Friday. Lunch with crew to celebrate.
- Gas line pressure tested and passed inspection. Meter is scheduled.
- Trench drains to be placed on Saturday. Bollard in beds will be placed.
- CraneTech came out to plan out crane install.

Lab:

- Ceiling grid and tile replaced.
- Touch up at storage grills pending.
- The RO system disconnect switches are pending.
- Vault caulking ongoing.
- Brake metal install is scheduled today.

Cages:

- Filler panels installed. Bases pending.
- The conduit at one of the cages was damaged. Repair at conduit and surface pending.

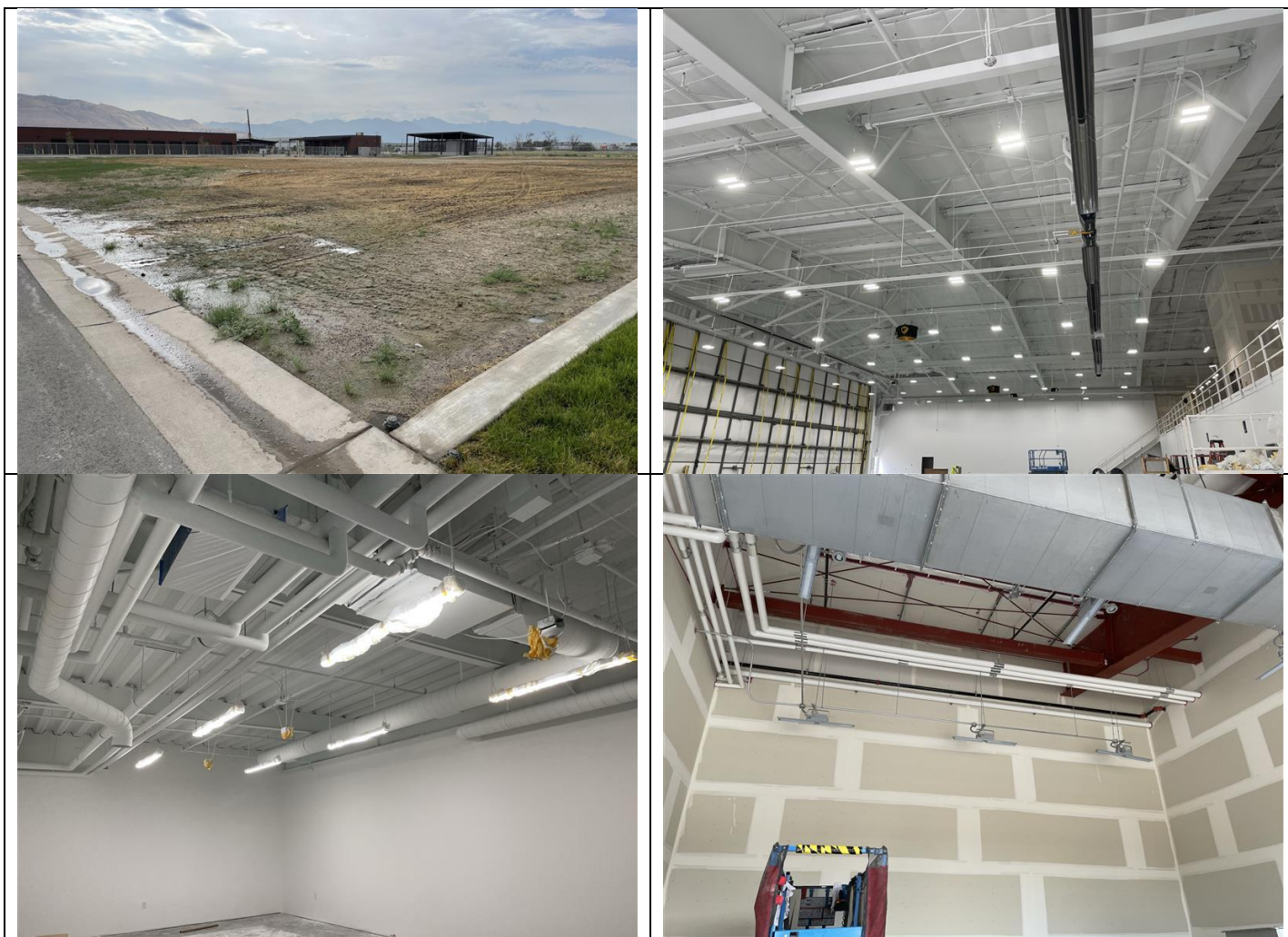
Site:

- Hydro seed is starting to take - keeping an eye on it.
- Keypad install is still pending.
- Gate bump stop adjustment pending.
- Asphalt grinding is not acceptable. More work pending. Seal coat pending.
- Storm box grouting pending.
- Generator permits pending.
- Labeling of fuel station pending.
- Helipad painting pending.
- Sprinkler line repair at Building E pending.
- Storm line extension QA concerns. Scoping may be required to confirm it is free and clear. During fire hydrant flush the lines appeared to flow.
- Sprinkler box behind building Phase 1 building is flooded. Flagged. Needs attention.
- Main sprinkler line repair needed. Flagged.

Punchlist will continue next week at the scheduled time.

BMS system connection to Phase 1 is pending. Commissioning is pending.





Next Meeting: August 19, 2026, at 8:30am
Location: SLC MAD On Site

End of Observation Report No. 79

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