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

Prepared by:

MOCA

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1. Executive Summary

Overview

In August 2026, the SLCMAD Phase II Development Project continued advancing toward final completion and turnover. The lab building focused on final cleaning, ceiling grid and tile replacement, paint touch-ups, brake metal installation, and remaining punch list items. The hangar progressed significantly with multiple layers of fire-rated drywall (third layer passed inspection; fourth layer underway), interior painting, carpet installation, trench drain placement, and overhead door operation. ABC cage screening, casework, and caulking were completed, with an owner punch walk performed. Vault patching was finished and caulking advanced, with grouting scheduled to begin later in the month. Site work included continued hydroseed monitoring and irrigation adjustments, tree planting, man gate installation, and ongoing asphalt repair coordination. The contractor continues targeting late September 2026 for substantial completion, with remaining finishes, inspections, commissioning, and FF&E installation extending into September. Focus remains on final corrections, inspections, and handover preparations.

Work Completed in August

In the lab building, final cleaning was completed (though recleaning will be required due to ongoing work). Ceiling grid and tiles were replaced. Paint touch-ups progressed in most areas. Brake metal at CMU and windows/storefronts was installed. Security camera relocation work advanced. Punch list items continued, including RO system adjustments, drywall patches in the fire riser and storage rooms, keying, BMS wiring, epoxy flooring touch-ups, and building signage. The lab roof membrane was noted as bellowing due to building pressure imbalance; the mechanical contractor will balance the system, after which the roofer will address the roof TPO membrane. Gutter replacement remains pending.

For the ABC cages, screening and casework were completed. Cabinet side panels and caulking around screens were finished. Filler panels were installed along with the base board / toe-kick. An owner punch walk of the cages was performed this month. MHTN will issue the formal punch list to the contractor. Remaining work includes final cleaning/grading, conduit repairs, and addressing punch list deficiencies.

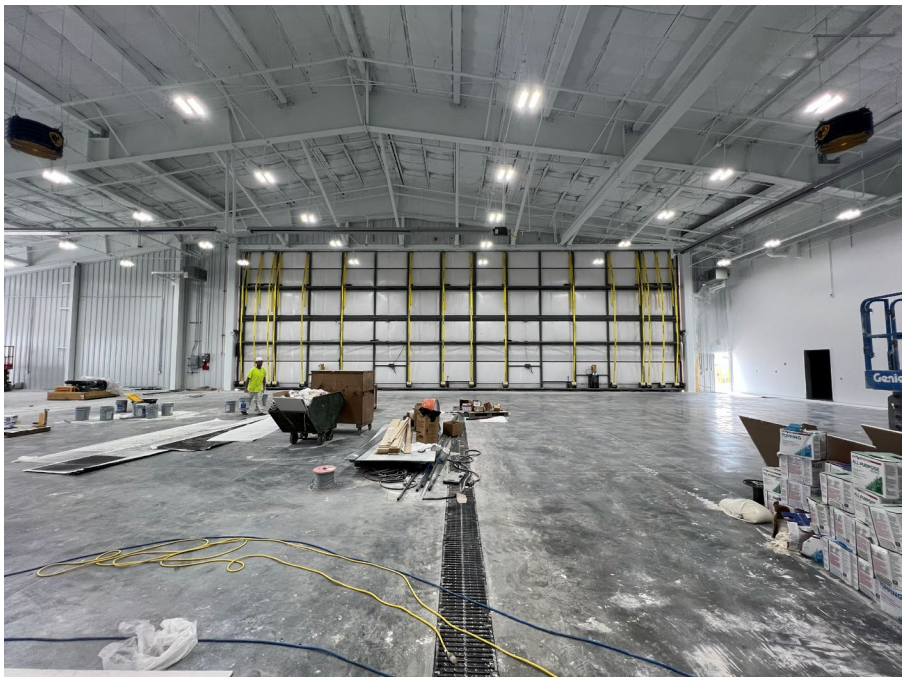
The larval vaults had patches completed. Exterior caulking of screen frames completed (some areas needed cleaning). Drains were installed, with grouting scheduled to begin in September. Water testing of vaults and drain lines to the containment pond remains pending grouting and cure time. The vault punch walk is pending the completion of the testing.

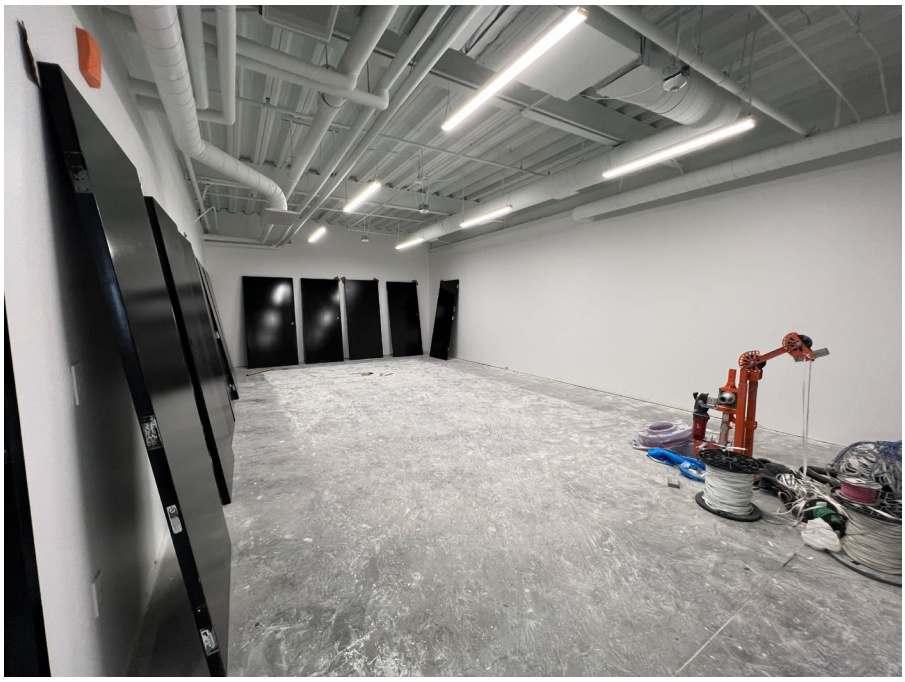
Site utility work included hydroseed application and monitoring (still showing bare/patchy areas and some ponding after four weeks; landscape architect follow-up ongoing). Irrigation was tested and adjusted, with continued repairs to Phase 1 lines damaged by Phase 2 work. Replacement trees were planted (owner noted some exhibiting stress/browning) contractor will address with landscaping subcontractor. Fencing person gates were installed. Gate card readers and keypads replacement remain pending, waiting for equipment to be delivered and installed. Storm box grouting and water main valve collar/lid replacement are still outstanding, contractor will address. Asphalt repairs by Knife River continued but were not fully satisfactory; additional cutting, grinding, patching, and seal coating are required (plan to be reviewed by civil engineer). Fuel tank labeling progressed with Garsite; tanks will be fueled for fire marshal inspection. Helipad painting and generator inspections remain pending.

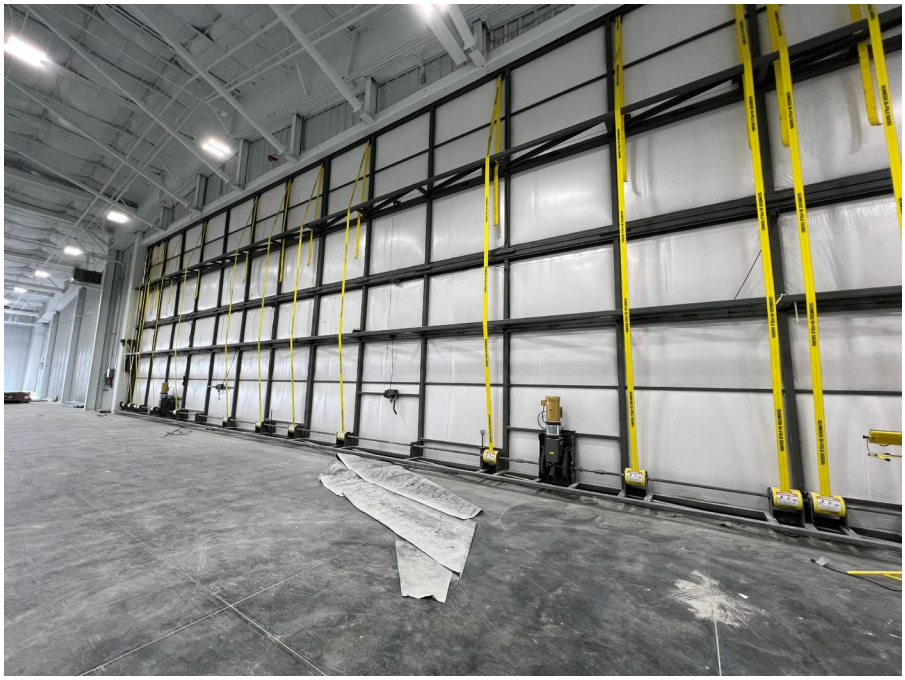
At the hangar, the third layer of fire-rated drywall passed inspection and the fourth layer is underway, with fire caulking to follow completion. Uni-strut were lowered to allow drywall progress and re-inspected. Approximately 80% of the hangar interior was painted. Carpet was installed in offices with LVL flooring schedule for install in September. The overhead bi-fold door became operational, full operation pending door commissioning. The final trench drain was poured and grates installed in the chemical storage room, with bollards still to be set. Exterior paint repairs were completed. Interior mezzanine railing was painted. Storage room door openings were corrected and door frames installed. Door slabs were painted. Cabinets were hung and placed in the conference room. Additional ongoing items include fire suppression system installation, interior metal panels where insulation remains exposed, BMS tie-in, and building keying.

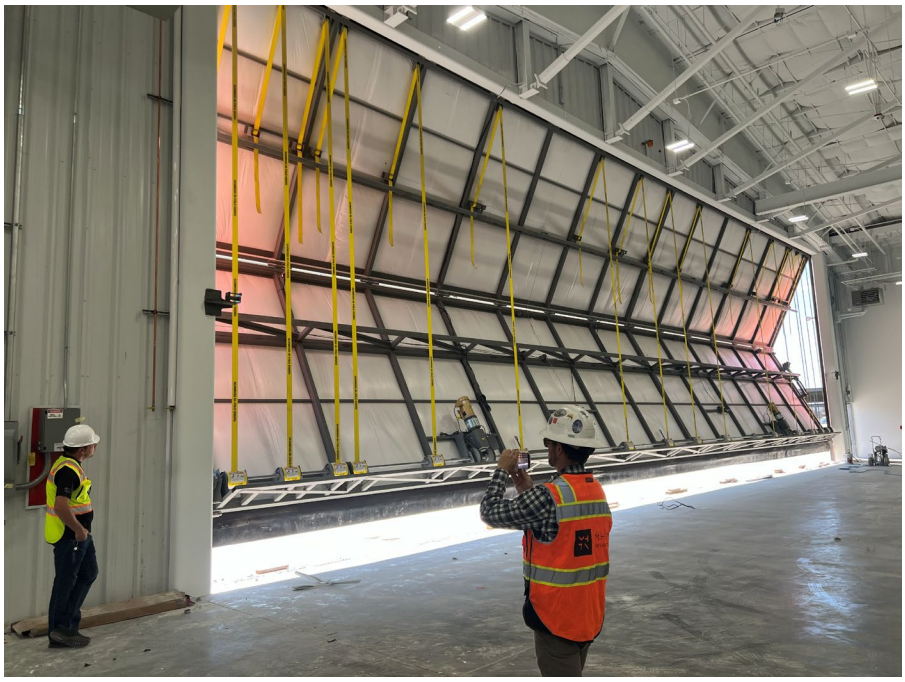
2. Project Photographs

2.1. Images of the project site work.









3. Budget/Cost Summary

Attachment “A” has been updated to reflect the project cost status through August, with all invoices received and processed. Executed Change Orders to date include #1–#11. Pending or recently reviewed potential change orders include irrigation repairs, hangar storage room Class 1 Div. 2, power for fume hood, lab camera relocation. 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 is targeting late September 2026 for substantial completion. Fire-rated drywall in the hangar is progressing with third layer complete and fourth layer in progress, and fire caulking to follow. Lab, cage, vault and site punch walks are underway or scheduled. Site restoration, asphalt repairs, and remaining finishes are extending into September. FF&E installation is currently scheduled for September 8–11.

5. Next Month “Look-ahead”

- Activities anticipated to occur in September include:
    - Complete remaining punch list items and final corrections for the lab building, including recleaning and commissioning.
    - Complete fire-rated drywall, fire caulking, interior finishes, and overhead door commissioning in the hangar.
    - Finalize vault grouting, water testing, and screen enclosure punch walk.
    - Address ABC cage punch list items, toe kicks, and final cleanup.
    - Complete site hydroseed corrections, irrigation repairs, fencing/gates, asphalt repairs, and fuel tank inspections.
    - Advance BMS, keying, and building systems commissioning.
    - Install furniture and equipment (FF&E).
    - 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 - August 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	$12,949,995.81	94%	$ 828,743.54
Construction Change Orders	$0.00	$779,314.00	$0.00	$779,314.00	100%	$0.00
Total Construction Costs	**$13,778,739.35**	**$14,558,053.35**	**$0.00**	**$13,729,309.81**	**94%**	**$828,743.54**
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	$976,560.00	98%	$17,290.00
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
Mics. 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**	**$1,617,661.77**	**93%**	**$116,919.00**
Owner Project Contingency	$1,331,363.00	$799,304.00	$532,059.00	$799,304.00	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**	**$17,174,602.21**	**$1,270,740.09**	**$16,228,939.67**	**94%**	**$945,662.54**
GRAND TOTALS:	**$17,499,677.00**	**$17,174,602.21**	**$1,270,740.09**	**$16,228,939.67**	**94%**	**$945,662.54**

MHTN
ARCHITECTS

Construction Observation Report — Report No.83

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

Date: September 9, 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
	Rob Czubak	MOCA Systems	rjc@mocasystems.com
	Cooper Eckman	Eckman Construction	ce@eckmanconst.com
X	Robert Tracy	Eckman Construction	rt@eckmanconst.com
X	Jackson Bateman	Eckman Construction	jb@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 (ºF): 60 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 97%
Conformance with Schedule: Behind

Building and Schedule Logistics:

Updated Schedule to come next week, UNVC meeting mentioned 10/5 as final inspection
Hanger

- Passed all drywall inspection
- Cleaned hanger over the weekend
- Painting started yesterday, continue today
- HVAC has been adjusted
- Electrical wrapping up
- Doors have been hung and hardware is being installed now
- Restrooms being done after fire finishes install

FF&E

- Being installed now

ABC Cages/Vault

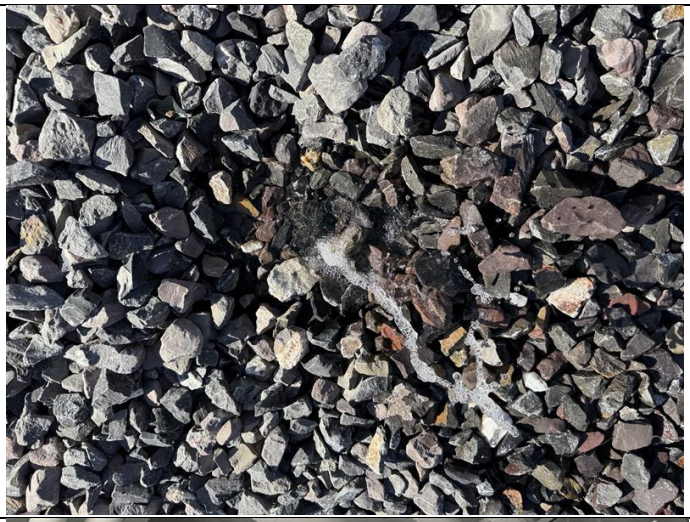
- Caulking finished
- Backsplashes done
- Vault test happening this week
- Vault crack patching still needs to be done
- Soil inside cages does not match
    - Landscape Architect to confirm soil inside

Site

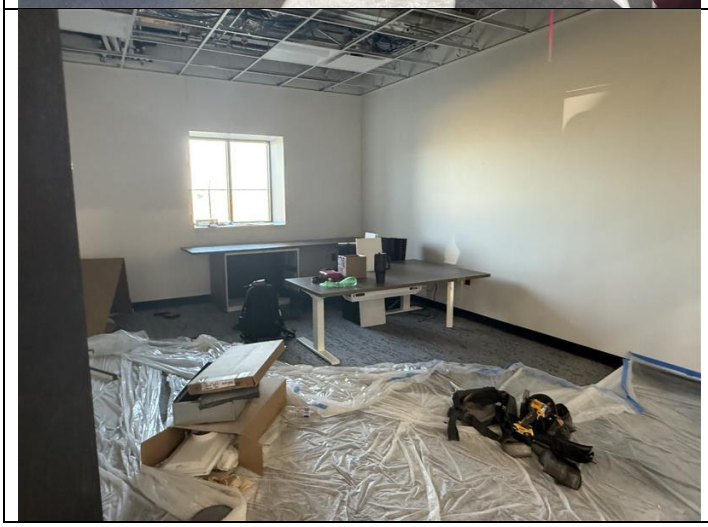
- Dead trees need to be replaced
  - Plan to replace them at the end of the season
- Site irrigation needs to be corrected still
  - Phase-I irrigation needs to be fixed (Box on North and South)
- Hydro seed being overtaken with tumbleweeds

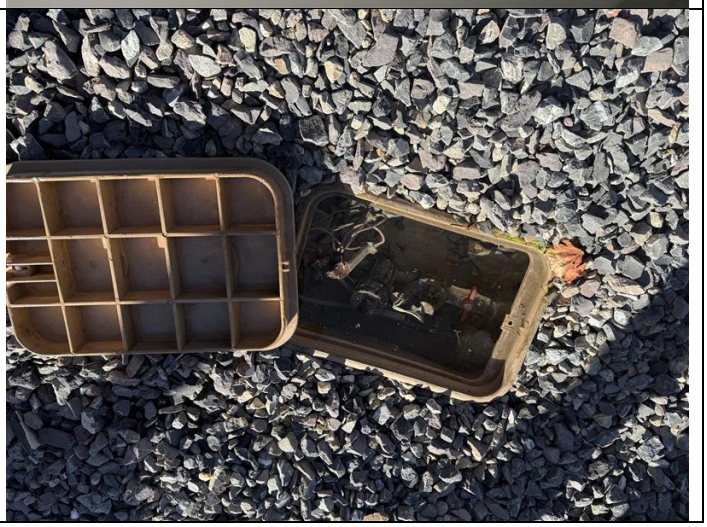
Tracking Items:

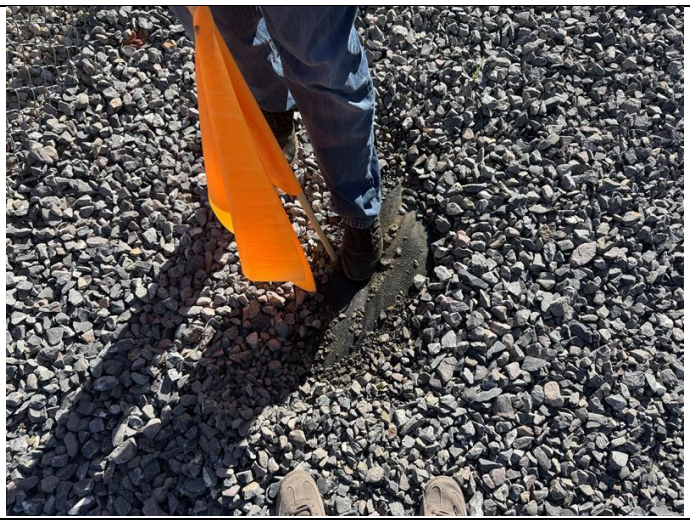
- Fence card reader needing to be replaced
  - Post installed, box coming
- Storm drains boxes grout check
  - LJ has not come out to repair yet
- Water main valve collar needs to be replaced
  - Lid still needs to be replaced
- Knife River patch
  - Email sent out from EC to have them repair the opening
  - Likely need to remove old patch and verify the compaction
- Fuel tank inspections to be scheduled
  - Garsite has come and sticker-ed the pipes
  - SLC MAD to give fueling contact to EC to coordinate time
    - SLC MAD to test fuel before it is transferred into new tank
- Mason Attic stock
  - EC confirming with Sunroc to get those delivered
- Lab keying
  - Last key to be done this week
- Saw cut V on RO pad
  - Has not been done yet
- Epoxy flooring touchup and caulking in the lab
  - Still needs to be repaired, planning to have them fix the floor when they come for hanger
- Lab door thresholds
  - Need to be ground and repaired
- Hanger bollards grouting
- Hanger storage door
  - 2 more to go
- CAT 5 Cable warranty from painting
- PEMB patching
  - Texture is gone, but needs to fade the patch
- Joints at the Steel PEMB
  - Planning to add flat flashing
- Hanger striping
  - Need to get confirmation from owner if a credit is expected
- Heli Pad Painting
  - Knife river coming out to paint, likely done at the same time as the parking striping
- Test main hanger door
  - Minor to come and add/adjust a few straps before final test
- Lab building roof membrane is bellowing because the pressure and balance is off
  - Also planning to replace the gutter
- Tumble weeds to be cleaned up (have MD clean the site)
- Trees planted (one has died and two look close to dead)
- MHTN to walk site before furniture is installed
- Site irrigation needs to be corrected still
  - Phase-I irrigation needs to be fixed (Box on North and South)



GMG
1930i
SUNSTATE EQUIPMENT
i-Power
Electric Drive







Next Meeting: September 16, 2026, at 8:30am
Location: SLC MAD On Site

End of Observation Report No. 83
Minutes will stand as recorded unless notified within 3 working days of any discrepancies or inaccuracies.