



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

Prepared by:

MOCA

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1. Executive Summary

Overview

In September 2026, the SLCMAD Phase II Development Project continued advancing toward final completion and turnover. The lab building focused on remaining punch list items, paint touch-ups, RO pad modifications, keying, BMS connections, and FF&E installation. The hangar progressed with completed drywall inspections, ongoing interior painting, flooring and base installation, mezzanine floor preparation and sealing, fire suppression system installation (approximately 90% complete with foam tank set), and overhead door operation. ABC cage caulking was finished, conduits painted, and water service activated to the north cages. Vaults were filled with water following activation, with drain and valve corrections ongoing. Site work included irrigation repairs (pending owner verification), hydroseed remediation efforts, gate card reader progress, asphalt repair coordination, and scheduling of fuel tank/generator inspections. The contractor continues targeting October 2026 for substantial completion, with remaining finishes, inspections, commissioning (UNVC targeted for early October), and final punch list activities extending into October. Focus remains on final corrections, systems commissioning, and handover preparations.

Work Completed in September

In the lab building, paint touch-ups and drywall hole patching continued. FF&E (furniture) installation occurred. Building keying was performed (with some rekeying required so SLCMAD keys function properly). The east entrance security camera relocation was completed. The buildings BMS system connections advanced, with Wasatch working to tie the lab and hangar into the Phase 1 main building system. The contractor delivered masonry block attic stock. Break-metal caulking around the windows and doors was completed. Remaining items include RO pad leak-direction grooves, epoxy flooring touch-ups and door threshold epoxy finishes, lab roof membrane punch work, and gutter replacement.

For the ABC cages, all caulking was finished and exposed conduits were painted. Casework countertop backsplashes were corrected and completed. Water was turned on to the north cages, south cages pending hangar water activation. Punch list work started on all four cages following the previous owner punch walk. Remaining items include final cleaning/grading and addressing any outstanding punch list deficiencies.

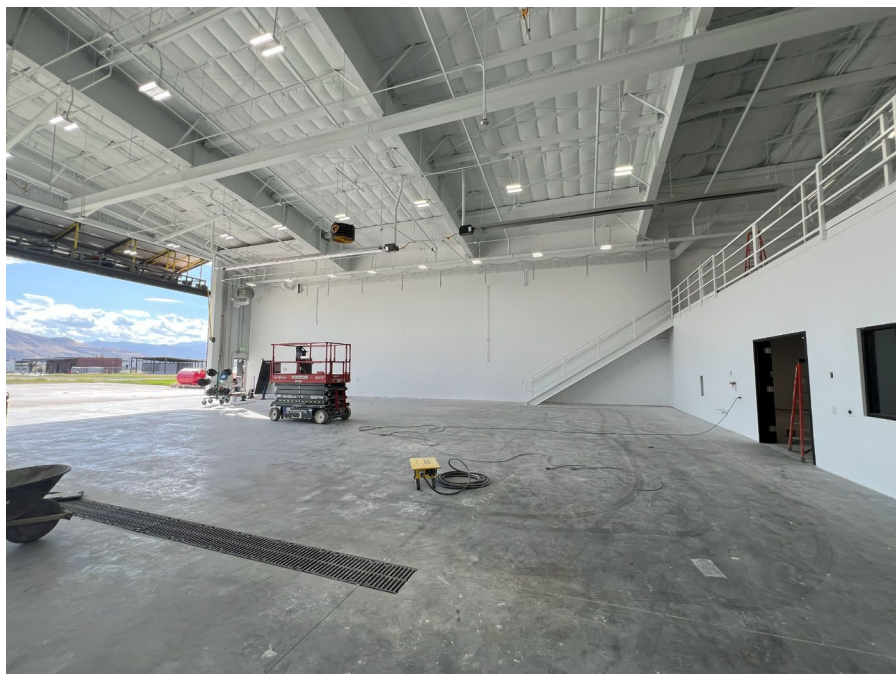
The larval vaults had water turned on and the vaults filled. Full water /drain line testing still pending as some drains still had caps in place that need to be removed. The vault punch walk remains pending successful vault testing.

Site utility work included MD performing repairs to broken Phase 1 and Phase 2 irrigation lines. Hydroseed continued to show bare/patchy areas and tumbleweed overgrowth; MD proposed a revised hydroseed mix and an RFI was issued. Dead or stressed trees are planned for replacement at the end of the season. Gate card reader posts and readers advanced, final installation coordination ongoing with the subcontractor. Storm drain box grouting and water main valve collar/lid work continued but remain incomplete. Asphalt repairs with Knife River progressed under a plan that includes crack sealing, selective grinding, spray coating, and replacement of soft spots. Fuel tank and generator inspections are continued to be scheduled and coordinated with city Fire Marshal. Helipad painting and parking striping remain pending coordination with Knife River.

At the hangar, all drywall inspections were passed. Interior painting continued. Flooring and base were installed in the offices, with mezzanine floor crack patching and sealing underway and main hangar floor preparation began. Fire suppression reached approximately 90% completion, with the foam tank installed and electricians/mechanical crews connecting equipment. Plumbers mobilized and began pressure line work. The overhead bi-fold door is fully functional, with final pin calibration, seal adjustments, and commissioning still required. Most storage room doors were hung, and hardware installation progressed. HVAC adjustments and electrical wrap-up continued.

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 September, with all invoices received and processed. Executed Change Orders to date include #1–#11. Pending or recently reviewed potential change orders include, hangar storage room Class 1 Div. 2, power for fume hood, and 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 October 2026 for substantial completion. Hangar fire suppression, flooring, painting, and remaining mechanical/electrical work are advancing. Lab, cage, and vault punch list and testing activities continue. Site restoration, asphalt repairs, irrigation verification, and fuel system inspections are extending into early October. UNVC commissioning is targeted to begin in early October if systems are ready. FF&E installation progressed during the month. A more refined schedule update is expected as critical path items (fire suppression, vault testing, and remaining punch lists) near completion.

5. Next Month “Look-ahead”

- Activities anticipated to occur in October include:
 - Complete remaining punch list items and final corrections for the lab building, including recleaning and commissioning.
 - Complete fire suppression, flooring sealing, painting, overhead door commissioning, and remaining interiors in the hangar.
 - Finalize vault grouting, water testing, and screen enclosure punch walk.
 - Address ABC cage punch list items and final cleanup.
 - Complete site hydroseed corrections, irrigation repairs, fencing/gates, asphalt repairs, and fuel tank inspections.
 - Advance BMS, keying, and building systems commissioning.
 - 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 - September 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	\$13,196,358.20	96%	\$ 582,381.15
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	\$13,975,672.20	96%	\$582,381.15
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	\$979,030.00	99%	\$14,820.00
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	\$403,150.00	99%	\$2,464.00
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	\$39,041.25	91%	\$3,798.75
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	\$1,677,123.02	97%	\$57,457.75
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	\$16,534,763.31	96%	\$639,838.90
GRAND TOTALS:	\$17,499,677.00	\$17,174,602.21	\$1,270,740.09	\$16,534,763.31	96%	\$639,838.90



MHTN
ARCHITECTS

Construction Observation Report

Report No.85

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

Date: September 23, 2026
Arrival Time: 8:30am
Departure Time: 10:00pm

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
X Cooper Eckman	Eckman Construction	ce@eckmanconst.com
X Robert Tracy	Eckman Construction	rt@eckmanconst.com
X Jackson Bateman	Eckman Construction	jb@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): 55 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 98%
Conformance with Schedule: Behind

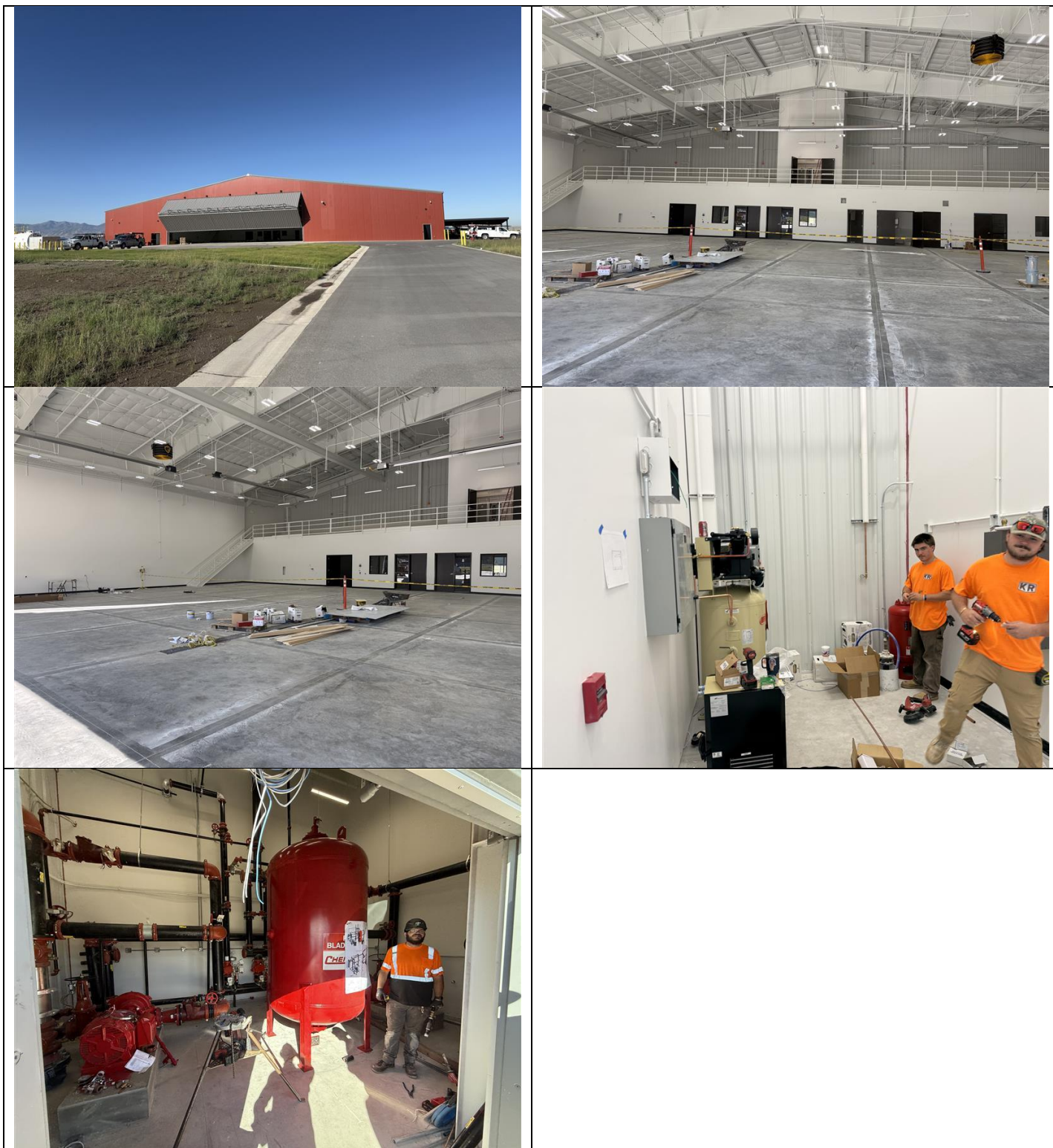
Building and Schedule Logistics:

Hanger

- Fire suppression system 90% complete
 - Foam tank installed
- CFM finishing up rough-in
- Flooring and base have been installed
- Floor prep finished for Mez
- 1/2 way done with floor prep in main hanger
- Plumber has offloaded equipment, getting ready to start work
- Planning to start sealing floors tomorrow and finish by the end of the week

ABC Cages

- Water has been turned on for vaults & Cages
- Vaults have been filled
 - Some of the drains still have caps on
 - One tank is showing some air coming through a side wall



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

End of Observation Report No. 85

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



MHTN
ARCHITECTS

Construction Observation Report

Report No.86

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

Date: September 30, 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
X Cooper Eckman	Eckman Construction	ce@eckmanconst.com
X Robert Tracy	Eckman Construction	rt@eckmanconst.com
X Jackson Bateman	Eckman Construction	jb@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: mostly sunny
Temperature (°F): 53 degrees

Construction Status (as reported by Contractor):

Estimated % Complete: 98%
Conformance with Schedule: Behind

Building and Schedule Logistics:

Hanger:

- Plumbing being installed in Hanger
- Hydro test has passed inspection
- Mez is sealed and scrubbed
- Mechanical and fire room still need to be finished
- West-tech coming today to inspect fuel tank
 - To be filled after the fire marshal inspects next week
 - Eckman has requested that Brad from SLC MAD be there for the fueling
- Fire system is 90% done
- Foam test next week
- Painter has been out working
- HVAC started up fans and overhead heaters
- Commissioning next week
- Fire and alarm control happening tomorrow into next week
- Epoxy flooring scheduled for 12th of Oct
- Exterior paint patch being addressed

Site:

- Dead trees have been replaced
- Hydro Seeding
 - Gathering numbers for full replacement vs patch work
 - Ownership might want to use an alternate solution based on pricing
 - Seed mix to come from MD to be reviewed by Landscape Architect
- Fencing
 - Card reader hasn't been finished yet, hopefully next week.
- Patching has been done on phase I (Friday afternoon)
- Valve lid has been painted
- Date to be confirmed on pad striping

Vaults:

- Vaults have been being filled and drained
- Some drains are skewed, but vaults drain well.
- Punch vaults today

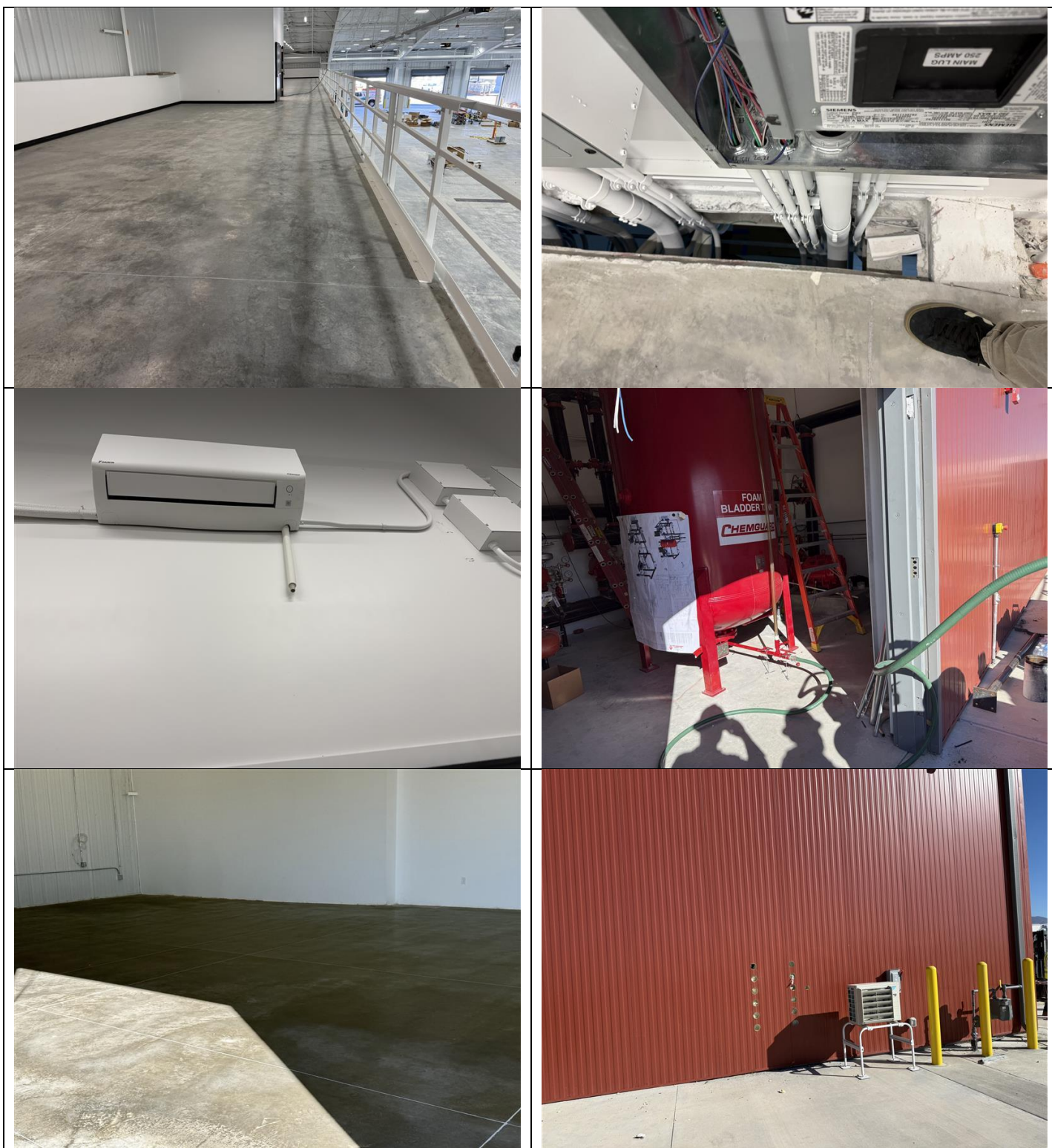
ABC Cages:

- Cracking on exterior being replaced
- Screens are being repaired
- Caulking and painting are finished

LAB

- Drywall repair finished
- Repairing scratching on exterior doors
- Water heater straps being installed
- Repair flooring, the hanger is done
- Keying issue
- Locksmith coming out to figure out issue
- Cover plate still needs to be installed on the exterior camera box





Next Meeting: October 7, 2026, at 8:30am
 Location: SLC MAD On Site

End of Observation Report No. 86

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