



One University Place Construction Update 6  
3/11/16

Framing on the second and third floor is progressing. Construction on the roof will begin shortly which will enclose the front building. Foundations for the ramp into the lower parking level have been poured. Plumbing and electrical installation continues on all levels. Installation of the Brick Veneer on the front part of the building will begin shortly. Installation of metal doorway frames throughout the building has begun.

The [landscaping plan for the east ravine](#) was submit by the developer and consultants to the City Council and approved. Once the proper slope for the ravine is achieved and confirmed then installation of trees, bushes and ground cover will begin. The plans for the left hand turning lane on Melrose, Sunset/Melrose intersection improvements, median installation on Sunset and the underground water piping on Sunset were approved by the City Council and have been let out for bid. Details on these items can be found in the March 4<sup>th</sup> construction update. Council expects to review bids and let the contract on March 29 at a special meeting. The outline for this process is contained in the [March 2016 Engineer's Report](#) to City Council. Also included here is

- [McComas Lacina progress meeting minutes](#) of 2/24/16.
- [Community Center Space DRAFT layout](#)



TO: University Heights City Council  
From: Josiah Bilskemper, PE  
DATE: March 4, 2016  
RE: City Engineer's Report – March 2016

**(4) One University Place – East Ravine Work**

- a. Jeff Maxwell will be presenting a revised landscaping plan to the council at the meeting on Tuesday. Judy Joyce has worked with Confluence to prepare this revised landscaping plan, and Judy will be in attendance as well to answer questions. Jeff's intent is to have the revised landscape plan presented at the March meeting, use the following weeks to answer questions and get feedback, and likely will be looking to try and get final direction at the April meeting.
- b. Jeff reports that some minimal grading work was accomplished during the last month, but winter weather has prevented the grading work from being completed. Additional soil erosion protection has been placed at the toe of the slope. He is optimistic the warming trend will continue and they will be able to complete this work later this month.

**(5) One University Place – Public Improvements Project**

- a. The One University Place – Public Improvements Project will widen Melrose to construct a left-turn lane on Melrose Avenue at the main entrance to the OUP site development, reconstruct the north side of the Melrose and Sunset intersection, and complete associated pavement repair, storm sewer, water main, and traffic signal installation. Copies of the plans and specifications are located at the city office. There is copy at our Shive-Hattery office, at the MMS office, and PDF versions have been e- mailed to the mayor, council and city clerk.

- b. Here is the current proposed schedule for the project:

March 8 <sup>th</sup> Council Meeting	Hold public hearing and consider approval of the proposed plans, specifications, form of contract and estimated cost. Set Bid Date for March 24 <sup>th</sup> .
March 24, 2016	Receive and Open Bids
March 29 <sup>th</sup> Council Meeting	Report on bids received and consider award of construction contract.
April 5, 2016	Earliest Construction Start Date
July 22, 2016	Construction Completion Date

- c. The Engineer's Estimate for the One University Place – Public Improvements project is \$643,000.
- d. The developer still needs to provide, and the council will need to take action on, required legal documentation for the acquisition of additional right-of-way on the north side of the intersection. As shown in the approved PUD, and on the construction drawings, a portion of the developer's property will be converted to city right-of-way near the intersection to accommodate the realignment. I anticipate this item will be presented to council at the March 29th or April 12th council meeting.

**One University Place**  
**Progress Meeting #10**

MLC JOB: 2343  
Date: 2-24-16

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**A meeting was held on**

**A. Those in attendance:**

Rob McComas                      MLC                      319-631-0897                      [rmccomas@mccomaslacina.com](mailto:rmccomas@mccomaslacina.com)

See attached sign in sheet with phone and emails.

**B. Minutes of the meeting will be mailed to only one member of each interested organization. It will be the responsibility of the person receiving the minutes to distribute them to interested people in their organization of subcontractors and vendors that they may have a contract with.**

**C. Review Shop Drawing Progress:**

- Need revised east end site drawing with retaining wall location and elevations and transformer location and elevations. Revised drawing coming from MMS after UH city council provides option. Landscaping plan to be revised. Grading has been approved.
- Exterior sheathing (zip system) reviewed. Tape joints and wraps at windows. Nailing pattern mentioned by Terracon.
- Need direction on water service to south building and resolution on Mediacom, Century link and Mid-American energy as it relates to Sunset and Melrose intersection work from Owner/Design team.
- Garage door review. 20 gauge door white only. 27 gauge door had multiple colors. NM to review and get back to MLC.
- New paint samples (3<sup>rd</sup> round) to be delivered to NM the week of 2-15-16. Wallcoverings to be submitted this week.
- Tri state sprinkler shops and product data uploaded on 2-25-16 and have been submitted to the city of IC. Hot item to get back from Design team.
- Tapered insulation and TPO roofing info returned and re-submittal required from West Branch roofing. Revised drawing still to come from Firestone via West Branch roofing.
- Tri city submittals returned the week of 2-1-16. North building uploaded. Tri city needs direction on lift station temp power, PV engineered drawings and house panel info from Modus.
- Wood doors and hardware uploaded on Monday 12-28-15. Sample warranty too. Revised interior doors and hardware were uploaded on 2-9-16 with meeting at NM on 2-10-16. No louvered doors

- at Laundry rooms and pocket doors have been resolved. Need interior/exterior doors and hardware returned as soon as possible.
- Final Cabinet drawings back to ACIP/Advanta and Countertops final drawings uploaded 2-23-15. MLC had meeting with NM on Monday 1-11-16. Template for vanity rough ins approved by Bowker at 2-24-16 meeting.
- Bowker plumbing fixtures and duct shops uploaded 2-9-16. Bowker equipment uploaded 2-24-16.
- Need resolution on level 1 doors, 8 foot doors approved and final revisions so materials can be ordered from Netom ASAP.
- Mid States to get precast drawings to MLC shortly for North building, before the end of March.
- Spray foam insulation uploaded 2-25-16, Hot item to get reviewed and back to MLC.

Need all subs to get submittals in to MLC for south building by end of February 2016.

**D. Material Schedule & Delivery:**

- All footing and wall bar to site for foundation, masonry and exterior stoops. Foundations unlimited to be back as soon as weather breaks.
- TJI's delivered to site 1-13-16.
- Lumber package for framers to be delivered as needed form Jensen framing.
- NM to verify and pick retaining wall color from samples on site. Shops uploaded for west retaining wall on 2-1-16.
- MLC Air barrier to site on 2-24-16.
- Concrete wall forms back for east end 3-7-16.

**E. Review Request for Information (RFI):**

- RFI #1 West retaining wall elevations, clarification. Discussion with design after meeting. Pending. ITC coming.
- RFI #2 Area well floor condition and drain tile tie in. Louver at West end re-design discussed. Pending. Answered 11-11-15, scupper drain. Use at both east and west area wells.
- RFI #3 – FEC locations returned.
- RFI #4 – South Building electrical service. Mid-American OK with south building but Modus to review and re-draw north building electrical so Tri-city can get shops coming.
- RFI #5 – Paint colors for Hollow metal doors and frames. Returned. P2 chosen.
- RFI #6 – Tri city service conduit, where to enter NE corner of building. Returned.
- RFI #7 – Framing material species. Returned for south building. Questions on North building, Nagle to price up and present prior to design team decision.
- RFI #8 – TJI bearing condition questions. ITC issued and submittal in RR review.
- RFI #9 – Sand/Oil interceptor- Venting clarified in ITC #6.
- RFI #10- Arc fault/GFI Breakers. Returned.
- RFI #11- Site IT, where should Tri city take piping outside of building. Pending.
- RFI #12- Masonry to pre-cast detail. Returned
- RFI #13- Pre-cast beams 2” too tall. Returned, they will be cut down.
- RFI #14- Embed locations for beams 17 and 22. Returned.

- RFI #15- Keying-core info. Returned. Doors inc. at 12-2-15 meeting to site, additional questions answered and clarified.
- RFI #16- Low voltage clarifications 1A returned.
- RFI #17- Tri-state sprinkler design questions- Returned 12-15-15. ITC to change from Dry to wets system in the lower level coming from Modus.
- RFI #18- Low voltage clarification 2A. Returned 1-12-16
- RFI #19- Lower level electrical revisions-Pending
- RFI #20- Control joint layout and expansion around pre-cast columns. Returned
- RFI #21- Mounting of vanity fixtures W2 and W8. PR #5 with pricing coming from Tri city.
- RFI #22- Exterior wall CMU to LVL 2 block detail. Returned 12-22-15. Review framing detail.
- RFI #23- South building electrical questions. Returned 12-24-15.
- RFI #24- Topping slab mix request. Returned 12-22-15.
- RFI #25- East end footing reinforcing- post installed. Returned 12-22-15.
- RFI #26- PV Array system. Pending. ITC for additional permit and engineered drawings coming from Modus.
- RFI #27- fence and gate questions. Pending.
- RFI #28- Rough in elevations in LL from Tri-city. Resolved.
- RFI #29- Exterior lighting questions. Pending
- RFI #30- Garage door power requirements. Pending
- RFI #31- Bowker rough in items. Pending
- RFI #32- Fiber box in lieu of metal from Tri city. Ok but credit requested.

**F. Review ASI's, CARs, and COs:**

- ITC #1- Misc. South building revisions, top and bottom plate WW, 7/16" OSB on demising walls.
  - ITC #2- Door schedule revisions for U.H. Community space door changes.
  - ITC #3- Not issued- North building unit numbers.
  - ITC #4- Structural revisions.
  - ITC #5-Not issued to date- Egress stair wall type clarification
  - ITC #6- Oil Separator vent piping.
  - ITC #7-Elevator masonry.
  - ITC #8- Wall framing revisions, sent to all subs for pricing 2-1-16
  - ITC #9- Alternate unit color selections. Sent to all subs for pricing 2-1-16
  - ITC #11- Cover sheet shows #10. Steel overhang drawings for patio fixes.
  - ITC #12- Laundry room wall revisions. Sent out for pricing.
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- PR #1-Electrical Service revisions- Pricing coming from Tri-City.
  - PR #2- Sun room wall deleted and numerous layout items-Pricing coming all subs.
  - PR #3- Power and Telecom Revisions. Tri city pricing coming.
  - PR #4- West end retaining wall revisions. Pricing needed from Superior weld.
  - PR #5- Vanity lighting. New fixtures proposed and new pricing coming from Tri city.
  - PR #6- Garage wet sprinkler and heat tape. Pricing from Tri state, pricing coming from Tri city.
  - PR #7 House Panel electrical revisions and temp power for lift station. Pricing coming.
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1. COR #1- Cabinet change- approved.
  2. COR #2- Electrical service revisions per PR #1. Approved.
  3. COR #3- Power and TC revisions per PR #3. Approved
  4. COR #4- Framing revisions per PR #1. Revised pricing from multiple subs requested.

5. COR #5- Kone wireless devices for emergency call out. Approved
6. COR #6- Framing revisions per ITC #4. Approved
7. COR #7- Vanity light changes per PR #5. New fixture, new pricing coming from Tri city.
8. COR #8- Operable window deduct. Approved but revisions to exterior windows and doors requested from NM and pricing breakdown for deduct requested.
9. COR #9- 2X4 walls to 2X6. Approved.
10. COR #10- Conduit revision between buildings per RFI #16. Pricing revision requested from Tri city.
11. COR #11- Photovoltaic engineered stamp. Modus to provide engineered stamp. Additional permit by Tri City.
12. COR #12- Additional 8" CMU wall in 002. Pending
13. COR #13- FRP west retaining wall at building and add railing per PR #4. Pending

**G. Work Progress:**

**Last Two (2) Weeks:**

- **Tri-city and Bowker continued with lower level, 1<sup>st</sup> floor and level 2 topping slab rough ins.**
- **MLC completed last LL SOG and poured second half of 2<sup>nd</sup> floor topping. Cleaning off LVL 2 and completing handrail.**
- **Moyle masonry continued with remaining masonry from grids 5-8 and elevator shaft.**

**Next Two (2) Weeks:**

- Foundations unlimited to return for east end radius wall pours and exterior stoops as soon as weather and frost allows. Scheduled for 3-7-16 at this time.
- Maxwell to layout transformer pad and build up grade so Tri city can pour transformer. Should pour before next meeting.
- Bowker/Tri city to continue rough ins the lower level, east end and rough ins.
- MLC complete handrails, cleanup site, window buck framing and fix west end precast head height too. MLC to install air barrier on CMU walls.
- Maxwell completed backfilling up first few feet right behind all wall pours. Maxwell to get water line install information to MLC.
- Moyle masonry to cleanup site and prep for face brick on the south side, west end.
- Jensen framing to continue on with 2<sup>nd</sup> and 3<sup>rd</sup> floor framing. Add additional top plate to level 3 per walk with design team after 2-24-16 meeting.

**H. Old Business:**

- Building permit from City of University Heights delivered to Jeff Price at MLC trailer.
- Fire/smoke and sprinkler review to be through the City of Iowa City. Iowa City to be AHJ tentatively at this time. Need to verify for submittals.
- Owner 3<sup>rd</sup> party testing to be Terracon for soils, rebar and concrete cylinders. Please give Terracon 1 day notice prior to pours for both rebar and concrete testing.

## I. **New Business:**

- Please contact Polly Carlson at 515-393-2227 with any questions, comments or access issues for Submittal exchange. New contact at Submittal exchange will be Justan Spaid at 515-393-2442 or [justan.spaid@texturacorp.com](mailto:justan.spaid@texturacorp.com) Please send any all contacts that you want to have on submittal exchange to Rob at MLC.
- Sub-contractors to have all submittals for the south building in to MLC before the end of February 2016.
- Please sign and send all SWPPP Co permittee forms.
- Shive Hattery quarterly report on the SWPPP plan was released and distributed. Items resolved and approved by Shive on 2-25-16.
- Construction entering and exiting through east end construction access only. No driving on front drive with construction equipment. MLC to sweep street and lot daily. Additional rock as needed.
- MEP weekly meetings are on hold at this point. All TJI, MEP issues have been coordinated at this time and all remaining coordination for the south building will be done on site with Bowker, Ladco, Tri city Electric and Tri state sprinklers. Sprinkler drawings be completed and rough ins to commence in lower level and 1<sup>st</sup> floor as soon as design completed.
- Meeting with Cascade on 2-25-16 at NM office on North Building TJI layout. Bowker and Cascade to discuss at next meeting on 3-9-16.
- Terry Goerdts has been added to submittal exchange. UH building inspector and AHJ. All meeting minutes to be sent to City of UH as well per Jeff Maxwell. Terry did site inspection on 2-23-16 and reported no issues.
- AJ/RR letter on 3<sup>rd</sup> floor headers for documentation, Terracon framing report #1 with nailing being reviewed by RR. Open items log from Terracon down to 2 items.
- Hold on any/all materials and equipment on the LVL 1 commercial space at east end of south building until further direction given.

### **Safety:**

- **Hard hats required on job at all times. High visibility PPE enforced during precast erection.**
- **MLC will stop any activities deemed un-safe and please watch out for all subs.**
- **St Andrews is a fully operational facility and will remain open during the entire construction of the south building. Please make sure we respect their facility and members and the surrounding neighborhood. 7 AM noise ordinance in affect in University Heights.**

### **Schedule:**

- Schedule has been uploaded to submittal exchange. Punch list and city inspections scheduled for early July 2016 with tenant occupancy August 1<sup>st</sup>, 2016. Please plan manpower and materials accordingly.

Next meeting to be held Wednesday, 3-9-16 at 8 AM in St Andrews room 306. MEP coordination meetings weekly on Wednesday at 9 AM have been completed and we will use that time as needed for the remainder of the project.

Discussion Items from 2-24-16 meeting:

-Electrical Item review, conference call with NM/Modus/Tri City/MLC. Owner/Design team to determine where The primary utility locations are to be located on the site from Mediacom and Century link so Tri-city knows where to take stub out to. Ashton Wagner with Mid-American to be at meetings from here out.

-Gas loads from Design team, service only to the building, no rough ins except for LVL 1 commercial. Modus to Give direction

-Bowker, utility poles relocated, Power pole on North side being removed?

-Revit file to be uploaded for North building from NM to submittal exchange.

**The aforementioned is our understanding of the discussion that occurred for the referenced project. However, should any participant have an understanding to the contrary, contact the undersigned within seven (7) working days and revised meeting minutes will be issued as required.**

**Minutes Submitted by: *Rob McComas, LEED AP BD&C***

