



One University Place Construction Update 7

5/13/16

One University Place continues to progress at a rapid pace. The work on the Sunset/Melrose intersection and the left hand turning lane off Melrose into One University Place is nearly completed on Melrose which will be about a week early. The work will then shift to aligning North Sunset and the exit from One University Place onto North Sunset. Attached is the [May City Engineer's report](#) detailing this work, and other OUP related items.

Exterior of the South Building is progressing well with Brick being installed and window frames being added. Below ground parking ramp is constructed and they are now working on finishing the interior. Roofing has been completed though the installation of solar panels on the roof is still to be done. Electrical and plumbing installations are being completed on the interior of the South Building. Occupancy of South Building in August is being planned. Installation of elevators and the dry walls in the interior are major items to be done in the next month.

The demolition of the church will begin in early June when the congregation will be moving out. Roads and parking lot on the south half of the property will be installed.

The east ravine has been graded to the proper slope and the Council has approved [the landscape plan](#) after the intersection re-alignment takes place, there may be additional plantings above the east side of the ravine to screen line of sight issues. Plantings in the ravine will begin shortly.

City Building Inspector Terry Goerdts stated at the May Council meeting that his inspections of the South Building that codes are being met. Independent Project manager Glen Siders filed a [report](#) as well.

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff
FROM: Josiah Bilskemper, P.E.
DATE: May 9, 2016
RE: City Engineer's Report – April 2016

(1) One University Place – Public Improvements Project

- a. Construction work on the Public Improvements Project began on April 13th on the south side of Melrose Avenue to construct the roadway widening, install a new storm water intake, and make water main connections for the OUP development site. The work to remove pavement, install utilities and place new pavement on the south side was completed in time to open the roadway on the weekend of April 23 to accommodate traffic for the Iowa spring football game.
- b. Work on the north side of Melrose began the following week. Pavement removals, roadway widening, utility work, and new roadway paving have been taking place. Weather permitting, a similar “temporary” opening of the roadway is being planned for Friday, May 13 and Saturday, May 14 to accommodate UI graduation weekend.
- c. Compaction testing of the roadway subgrade and also the rock base below the new pavement is being completed along with each portion of the work. Testing also occurs to verify measure the concrete mix and determine the concrete strength. Each test result so far has met or exceeded the required compaction and strength standards and meets the allowable ranges for the concrete mix design.
- d. The contractor's current schedule shows the following work and traffic impacts:
 - i. Current lane closure on Melrose continuing through May 21.
 - ii. One week lane closure on Sunset (northbound lanes) to allow panel replacements in the middle of the intersection (May 23 – May 30)
 - iii. Full closure of Sunset Street north of Melrose to allow the roadway realignment work to be completed (June 9 – July 18).
- e. We are working with the City of Iowa City Traffic Department staff to assist in making modifications to the existing traffic signal timings and adjustments to the detection cameras at the Melrose and Sunset intersection. These adjustments and modifications are needed due to the impact of the lane closure on the flow (and location) of traffic within the intersection. The City of Iowa City Traffic Department staff has been very responsive and helpful in making these adjustments at times that help facilitate the contractor's construction schedule. The City of Iowa City is tracking their time involved to come out and make adjustments inside the signal cabinet, and will be invoicing this cost to the City of University Heights.

(2) Melrose/Sunset Intersection – Overhead to Underground Rebuild - MidAmerican Energy

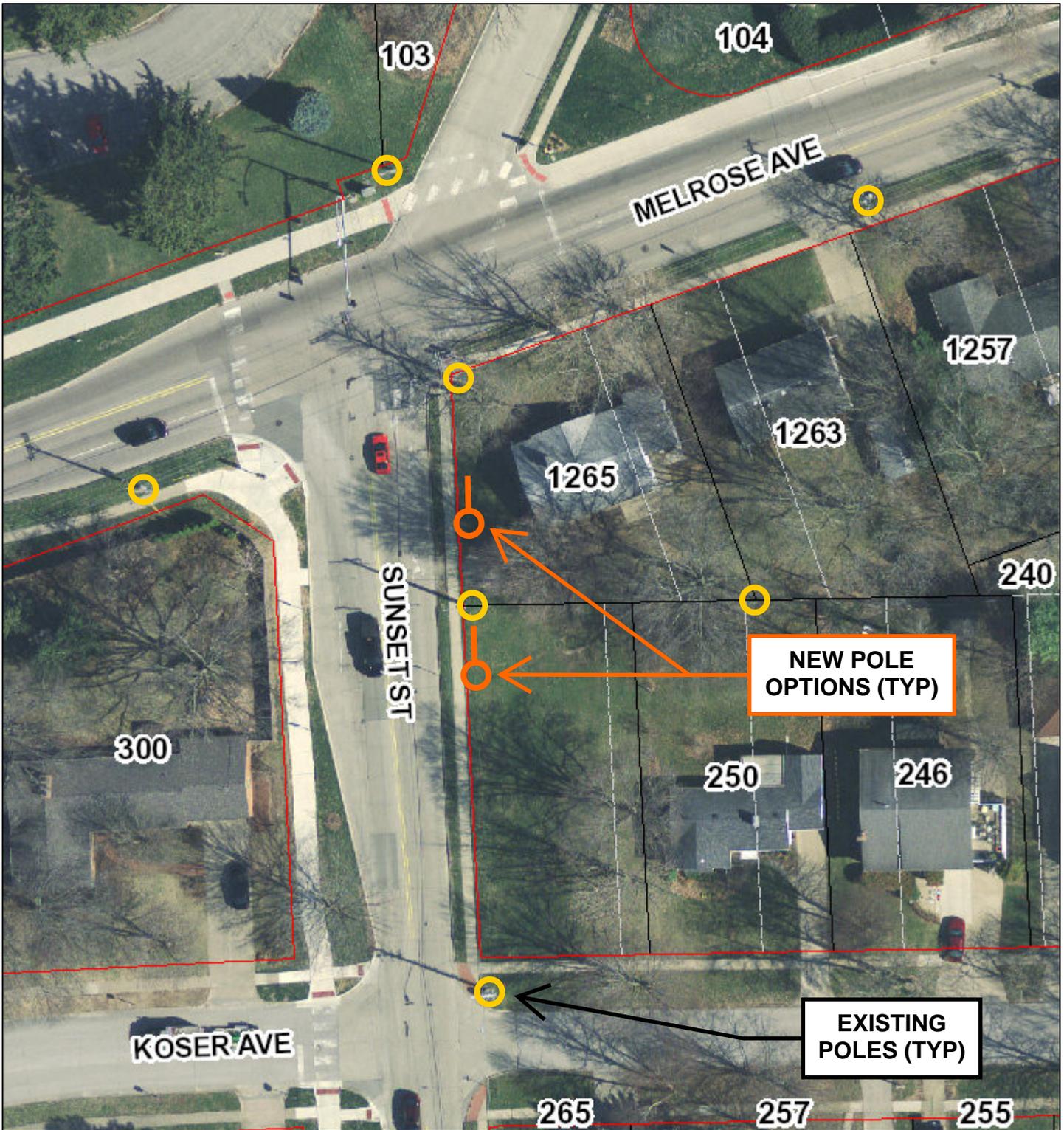
- a. The installation location for a new utility pole and anchor wires on the south side of Melrose was discussed during the regular April meeting and again at the Special



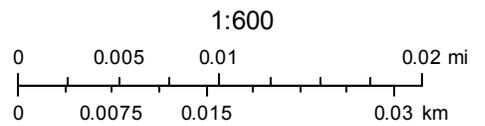
Meeting on April 25th. As noted in Steve Ballard's report, the OUP developer has not been able to reach agreement with either adjacent property owner as to pole location, and council will consider Resolution No. 16-24.

- b. For reference, attached is an aerial view showing existing utility poles, and approximate location of the two possible sites for one new pole and anchor wires to be installed.
- c. I was contacted by MidAmerican late last week about their schedule to get permanent power to the new transformer on the OUP site. With the overhead utility pole relocation agreement not finalized, MidAmerican still needs to proceed with the "underground service" portion of that work to stay on their schedule to get power to the OUP south building. This work to bore an underground conduit from the OUP transformer, across and within the right-of-way on Melrose and Sunset to an existing utility pole on Sunset Street is now going to happen before any utility pole work. A summary of this work and correspondence with MidAmerican was provided to Jim Lane, which he provided to the council this weekend and also to Mr. Sims and Mr. DeYoung so they are aware of the timing of this portion of the work.

Melrose and Sunset



April 25, 2016



Siders Development Monthly Report

April 7, 2016 – May 5, 2016

With City Council approval the 12' Hackberry was removed and rough grading of the east ravine was completed and verified. The topsoil has not yet been installed. I believe the ravine will look very natural and pleasant after landscaping. The new grade blended in with the existing grade very well. Placement of the topsoil is dependent on approval of the revised site plan and dryer weather.

The installation of the west retaining wall has been completed and rough graded. The exposure of the wall varies from 1' to 4' in height. There are three 4" drain pipes to the west to relieve water pressure. These will need to be monitored for potential erosion. Observing the wall from the Right of Way and adjoining property to the west the wall is not that visible with foliage on the trees. Even when not leafed out I question whether the presence of the wall will be that noticeable but is not offensive. I believe it will blend nicely with the new wall to be erected as part of the street improvement.

The brickwork on the building should be completed the first week in May.

With the rains and street improvements in full swing site work at OUP has slowed. Many of the things to be done will be done so in conjunction with or shortly following the completion of the street.

The first phase is on schedule for August occupancy. The second phase of the project will commence on Wednesday June 1st. The developer will get possession of the church and abatement of asbestos is scheduled to begin that day. The actual razing of the structure will begin approximately one week later. Once the church has been removed and nicer weather I anticipate work on the site to greatly accelerate.

Glenn Siders