



One University Place Construction Update 8

6/17/16

The South Building is now enclosed. Drywall installation in each of the units is being done along with electrical and plumbing installations. Window frames have been installed on the South side of the building and progressing on the North side. The East Ravine has had grass planted and trees will be planted later in late Summer/early Fall. The left hand turning lane on Melrose into the Development has been completed along with the retaining wall over the West Ravine. Traffic is now flowing east and west on Melrose. Work on North Sunset revisions have begun to "square up" the Sunset/Melrose intersection. This work will be completed in July.

St. Andrew's Church has been turned over to the developer and demolition of the building has begun and should be completed next week. Work on the parking areas and roadways in the development will start immediately. Occupancy of the South Building is expected to begin in August.

Attached is the [June City Engineer's report](#) detailing this work, and other OUP related items.

Independent Project manager Glen Siders filed a [report](#) detailing site work completed through June 8.

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff
FROM: Josiah Bilskemper, P.E.
DATE: June 12, 2016
RE: City Engineer's Report – June 2016

(1) One University Place – Public Improvements Project

- a. Pavement widening on the north and south side of Melrose, and panel replacements within the intersection have been completed. The water main extension on Sunset Street north of Melrose has also been completed. The new retaining wall between Birkdale Court and the OUP main entrance drive (north side of Melrose) is substantially completed, and the sidewalk in this area has been poured back. There is still an additional row of stones to be placed across the top of the wall to bring it level with the sidewalk, and the railing will be installed after that. The restoration of sodded areas alongside the south curb on Melrose is a work in progress, with several long areas that are going to require removal and placement of new sod later in the project, as they have been damaged from vehicle and construction traffic.
- b. The contractor is planning to close off Sunset Street on the north side of the intersection on Tuesday, June 14. This north side of the intersection will be closed for reconstruction through the end of July. We continue to work with the City of Iowa City Traffic Department as they assist in making modifications to the existing traffic signal timings at the intersection during each stage of traffic control.
- c. The north sidewalk continues to remain closed between Sunset Street and Birkdale Court. There is a signed detour to the sidewalk on the south side of Melrose, and a temporary crossing at Birkdale that is signed and has temporary tape crosswalk markings. MidAmerican added an overhead light off an existing utility pole at this crosswalk location to illuminate the area at night.
- d. A complaint was received about an existing seam that had widened between two concrete panels on Melrose Avenue near Birkdale Court (west of the OUP project) that runs parallel with the direction of traffic. The width of the seam (about 3/4-inch) was wide enough for a road bike tire to drop into, and the rider reported falling over on the bike due to this. We are looking at best way to get this joint sealed to be level with the pavement. We have been in contact with the DOT and the Iowa Concrete Paving Association for recommendation on the best way to address this. Once this method is defined, we will request a cost estimate from Maxwell Construction (the roadway contractor already working on site in the same area) to complete this repair.
- e. We are also issuing a cost estimate from Maxwell Construction to remove and replace one damaged street panel on Melrose Avenue near Olive Court. An existing intake in this one street panel deteriorates frequently, and Russ patches it with asphalt regularly.

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

- a. MidAmerican completed their underground service installation to the new transformer on the OUP site, which provides power to the south building.
- b. At the May 10, 2016 meeting, the Council approved an agreement with MidAmerican to install a new pole in the right-of-way on the south side of Melrose Avenue, which will allow the existing pole on the north side to be removed. MidAmerican anticipates the work occurring early July, and hopes to have the north pole removed by mid-July.

Siders Development Monthly Report

May 6, 2016 – June 8, 2016

Site work this reporting period is at a slow time. In part this is due to the work on Melrose Avenue but mainly this project is focusing on the construction of the building and not much site work to accomplish.

After verification that the slopes and grading on the east ravine were done as proposed on the grading plan the topsoil was installed. The ravine was seeded with the mix prescribed and supplied by Earth View Environmental on May 20th. Erosion control mat was applied covering the entire ravine. In the later part of May we experienced some heavy rains and the ravine held up exceptionally well. At my June 1st site inspection I found that there was no evidence of erosion and the oats that were planted as temporary ground stabilization were beginning to sprout. Future inspections of the ravine revealed the same.

On June 1st the developer took possession of the church facility. The asbestos abatement team was on site removing any known asbestos from the site. Removal of the asbestos was completed within a few days. As of this writing, demolition of the church building has not started. Equipment is on site and expected to start any day.

Glenn Siders