



One University Place Construction Update 9

7/17/16

Construction on the South Building continues to move along on the interior. Drywall has been installed in most of the condominiums and cabinets and doors are partially installed. The developer expects to have a residential model unit completed by the end of July. The wooden fence on Melrose has been removed and landscaping will begin shortly on the area south of the South Building. Occupancy of the South building in late August is current objective.

St. Andrew Church building has been removed and earthwork on the parking lot and roadways has begun. Paving will follow shortly. Earth is also being removed for the North Building foundation.

The East Ravine has had grass planted and trees will be planted later in late summer/early fall. A recent storm damaged some trees in the East Ravine and some branches will need to be removed.

Most of the work on Melrose Avenue has been completed. Traffic is now flowing east and west on Melrose and the north sidewalk has been reopened. There is still some additional work on Melrose to be completed once the new traffic lights arrive and can be installed. Work on changes to North Sunset and the Sunset/Melrose intersection are now underway. This work will be completed in late July.

Attached is the [July 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 July 8.

MEMORANDUM

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

(1) One University Place – Public Improvements Project

- a. Most of the new street paving for the north side of the intersection has been completed. There is still a gap near Melrose that will be finished once the overhead utility pole and existing traffic signal poles are removed. MidAmerican indicated the existing utility pole would be removed mid-July, and the Contractor indicated that the new traffic signal poles would be available end of July.
- b. Currently, the north sidewalk along Melrose Avenue is open to pedestrian traffic. As work around the intersection continues, this will require closing the walkway and using the pedestrian detour to the south side of Melrose over to Birkdale. There will also be a time when access to the east side curb ramp is completely closed so they can rebuild the curb ramp and build the sidewalk connection to the new street. Detour signs will be posted back at the Melrose and Golfview intersection to notify pedestrians of the closure so they can cross the street at that signal.
- c. We are anticipating work on new traffic signals, handrail installation on the retaining wall west of OUP, and completion of the remaining paving within the intersection occurring in the next few weeks. The project should be substantially completed by the August council meeting, but there will still be some smaller items to finish up on the site. Depending on the weather, some of the sodding work (and sodding repair from earlier in the project) may need to wait until the weather conditions are favorable.

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

- a. MidAmerican has completed their installation of underground conduit to the new pole location on Sunset Street south of Melrose. The installation of the new pole, and removal of the existing pole on the north side, is still planned for mid-July.

Project #116102-0



Siders Development Monthly Report

June 9, 2016 – July 8, 2016

An important issue I need to point out at the beginning of this report is the fact there was some significant tree damage in the east ravine caused by the high winds the morning of July 6th. Much of the debris surrounding the area has been cleaned up however further resolution to damaged trees in the ravine area needs achieved. Mr. Maxwell has contacted me indicating that he has asked Judith Joyce to assess the damage and prepare recommendations on the best resolve to the damaged. This resolve ranges from possible tree removal to simple pruning. I will keep the Council updated on this matter.

To finalize comments on the ravine I would like to let you know how impressed I am with the grading and seeding done in that area. With several heavy rains and some very hot weather in June the ravine has withstood erosion and generated a nice stand of temporary vegetation.

During the past month numerous things have been accomplished that were not visible to the public eye. Some items that were visible are the absence of the church structure and the solid construction fence along Melrose. I was very pleased to discover that the soil underneath the church slab was relatively clean and uncontaminated. With the age of the building and knowing some of the history of this property I had my doubts about what may exist. I am very comfortable today with the conditions and have no concerns of a good base for the parking area and building number 2 which will be starting soon.

The storm sewer along the south end of the structure is being placed as I write this report. It should be completed prior to the July 12th Council meeting. This is the last underground piece of infrastructure to go in place. The contractor can now focus on sidewalks, finish grading, seeding and landscaping. This will greatly enhance the appearance of the site and building. It is remarkable the detail involved to get to this point. The completion of north Sunset will also improve the appearance and relieve much of the traffic congestion.

If you have questions or need clarification on any item I plan on attending the July 12th meeting.



Glenn Siders