



## One University Place Construction Update 10

8/11/16

The One University Place South building is nearing completion. Landscaping for the South Building facing Melrose is underway and will be completed in next two weeks. Pavement for parking on the north side of the South Building for commercial businesses is being installed along with some of the internal roadways for the project. Initial occupancy by residents of the South Building is expected to begin in September. Commercial business announcements are expected in the next two months.

The Sunset/Melrose intersection traffic lights are being installed this week. The City will be working with MPOJC on the timing for the street lights which will take about a month. The North Sunset road is expected to be open late August before school starts.

A model unit on 3rd floor of the South building is open for prospective buyers to inspect, through Blank/McCune realtors. U-Heights resident, Clayton Hargrave will coordinate interior design and furnishing for the community space at no charge to the City.

Excavation of the foundation on the North Building has begun. Footings will be installed in the next few weeks and the foundation for the two tier parking garage will begin after the footings are in place.

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

Independent Project manager Glen Siders sent council an amended [report](#) detailing site work.

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff  
FROM: Josiah Bilskemper, P.E.  
DATE: August 6, 2016  
RE: City Engineer's Report – July 2016

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

- a. Work on the north side of the intersection has been delayed due to the existing MidAmerican utility pole needing to be removed from the middle of the intersection. MidAmerican was able to remove the pole on Wednesday of last week. Work was completed to get the new traffic signal bases placed at each corner of the intersection, and to set the new traffic controller and switch the existing signals over to the new controller box.
- b. Work planned for next week (8/8 – 8/12) includes placing the new traffic signals at each corner, placing the handrail on the retaining wall between OUP and Birkdale, disconnecting the old church water service from the water main and replacing a section of the new water OUP water service that has a leak. Both of the water main items will require removing and replacing street panels on Melrose. Traffic barricades and cones will be used to keep 2-way traffic moving around the work area.
- c. Work planned for the following week (8/15 – 8/19) includes removing the old traffic signal equipment on the north side of the intersection, and completing the paving to connect Sunset and Melrose. This also includes paving the new sidewalk connection on the east side of the intersection (by Kathy Belgum's property).
- d. Work planned for the last two weeks of August (8/22 – 8/31) includes repaving the curb ramps on the south side of the intersection, sodding and median plantings, pavement markings, new signs and site clean-up.

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

- a. MidAmerican has installed their new pole on the south side of Melrose. They were able to remove the existing pole on the north side of the intersection on August 3.

**(4) Excavation Permits (Work in Right-of-Way)**

- a. We met with CenturyLink and MLC (OUP general contractor) on site to review their planned work to provide service to the OUP building. CenturyLink has provided a schedule that they will complete investigative work (identify location of their existing facilities) on Tuesday of this week (8/9), and then install new conduit along Melrose and to the OUP building on Thursday (8/11).
- b. The new CenturyLink pedestal and cabinet will be placed into the west edge of the OUP plaza. Jeff Maxwell is providing CenturyLink with a 10-foot utility easement in this area.

**(5) Pavement Markings**

- a. With the exception of the pavement markings around the Melrose and Sunset intersection (will be repainted by the OUP Public Improvements project), the remaining markings in town will be repainted in the next two weeks. We are adding crosswalk markings at the George and Marietta intersection (all-way stop by Tower Court Park).

## *Siders Development LLC*

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August 9, 2016

This is an amended report to the one submitted August 5, 2016.

After reviewing my initial report and having some discussions at this evening's Council meeting I felt it necessary to clarify a couple of points. The amendments are found in Section 3.q., page 1, of the PUD Agreement and on the summary page. **The amendments are noted in red.**

Please consider this as my official report.

*Glenn Siders*

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August 5, 2016

As we draw near to partial occupancy of the first building at One University Place I wanted the Council to know where we were at in regards to the Development Agreement and the PUD Development Agreement.

Attached to this cover letter is a breakdown of each. To save time and space I may paraphrase some sections of each agreement however I will not diminish its intent or purpose. I may not cover every item in the agreements; I will simply cover the sections for which I am inspecting. There is a summary on the last page.

As always, if you should have any questions or need clarification prior to your August 9<sup>th</sup> meeting, please do not hesitate to contact me. I would prefer that all council members be attached to any inquiries so we all end up with the same understanding.

I will be at your Tuesday Council meeting however I will be traveling out of town on business Wednesday through Friday.

Thanks

*Glenn Siders*

# T. I. F. Development Agreement

## Developer Commitments

**A.1. Project Construction:** Construct site according to approved Site Plan. To date, the site is as the plan and approved revisions show. Site is incomplete.

**A.3. Developer Certifications:** Developer to submit documentation by October 15, 2016.

**A.4. Property Tax Payment Certification:** First certification is due October 15, 2016 .

**A.5. Community Center:** Developer agrees to build out approximate 2,200 S.F. "Community Center Space". I believe the City is currently working with the developer on this space.

**A.6. Intersection and Project Turn Lane Improvements:** Currently in progress. I would estimate project is 90% complete. Need to verify with City Engineer and approve any necessary releases.

**A.7. Accessible Playground:** Developer to construct a playground on site. Not yet started.

# PUD Development Agreement

2. Building Plans and Construction Drawings: Prior to a Building Permit Developer shall submit to city for approval. **Completed.**

a. Building plans consistent with approved PUD Plan:

- i. Design of exterior lighting so all building-mounted luminaries produce a maximum initial value no greater than 0.10 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the site boundary. **Building fixtures are being installed. Not yet tested.** Document that no more than 2% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90% or higher from straight down. **This cannot be verified until site is completely built out.**
- ii. Site plan showing location of all buildings and improvements. **Completed.**
- iii. Grading and Sensitive Area Plan. **Completed.**
- iv. Landscape Plan. **Original and revised plan completed.**
- vii. The granting and recording of utility easements. **I am unaware of any being submitted during my tenure. This was to be done prior to building issuance. Need to verify with City Engineer & Attorney.**

b. Final Construction drawings:

- i. Site Plan. **Completed.**
- ii. Exterior building materials. **Completed.**
- ii. Exterior colors. **Completed.**
- vi. Utility borings. **Completed and satisfactorily installed and tested.**

c. Quality fill material and geotechnical testing. **Materials being use while I was on site were good fill materials. Testing by Terracon has been done on a regular basis.**

d. LEED Certification. **Building one is incomplete. Not yet verified.**

f. Walls separating units with bedrooms on each side shall be designed to have a Sound Transmission Class (STC) of no less that 60 according to ASTM E90. **Walls were designed to comply and shown on approved building plans. Walls were erected and installed according to drawings.**

3. Restrictions on Use. Project to have a Horizontal Regime pursuant to Iowa Code Chapter 499B:

a. - l. **Because of the early stages in this project it is premature to verify.**

m. **No left turn onto Sunset. The only access onto Sunset from this site has been installed. It is designed to greatly discourage any left turns onto Sunset. Having tried with my vehicle it was necessary to make several forward/backward adjustments to accomplish this task.**

n. – p. **Because of the early stages in this project it is premature to determine.**

q. **Maximum 108 stalls of surface parking. To date project is under the maximum. Developer may approach City with a request for additional parking stalls which will remain under the 108 maximum but would change the parking design on the approved Site Plan.**

r. – u. Because of the early stages in this project it is premature to verify.

**4. Easements:** Before the issuance of any Occupancy Permit the Developer shall grant easements.

a. Grant an easement for a Bus Shelter. It is unknown to me if easement has been granted or recorded.

b. Grant an easement for any portion of the sidewalk adjacent to the Project along Melrose Avenue that is not within the City Right-of-Way. It is unknown to me if easements have been granted or recorded.

In addition the Developer shall have obtained necessary easements from adjacent property owners for implementation of the storm water management plan. Unknown.

**5. Dedication of Right-of-way (R-O-W).** The Developer shall dedicate to the City the portions of Melrose Avenue shown on the PUD Plan for dedication. It is unknown by me if the R-O-W has been dedicated.

**6. Public Street Improvements:** This project under the purview of the City Engineer.

a. “....Upon completion of the intersection improvements the Developer shall gift to the City ..... the easterly wooded portion of the Maxwell Parcel (commonly known as the “Ravine”) to thereafter.....”. The ravine has been graded, verified and seeded. The woodland grasses have not yet established. Temporary seeding is vegetating nicely. Storm damage to trees has not yet been cleaned up and trees have not been pruned where necessary. New plantings have not been installed pending nicer weather and maturity of slope vegetation.

b. Developer to provide left turn lane. Objective of the Turn Lane Project is to be completed by the time of the Phase One Occupancy Permit. The turn lane from Melrose to Project has been installed. Striping has not been installed. Traffic controls, some sidewalk and the north Sunset intersection is not complete.

**7. Timing of Construction:** Parts a. – c. have been complied with. Part d. is not applicable.

**13. Representation and Warranties of Developer:**

d. Developer to cause the project to be constructed with this Agreement. It is my assessment that the developer has accomplished this task.

i. Developer has not received notice of environmental law violation. There have been no notices to date.

k. Developer to cooperate fully with the City. The developer, contractor and any subcontractors have cooperated with any request I have made.

## Corrected Summary 8/9/2016

- All necessary infrastructure for the Phase 1 building has been installed and satisfactorily tested.
- The Sanitary sewer lift station **is being** installed and permanent power provided. **Lift station should be fully operational tested by early the week of August 15<sup>th</sup>.**
- The landscape area on the south side of the building has been cored out and amended soils have been placed under the direction of Confluence. Shrubs and trees will be planted under the direction of Confluence when there is cooler weather.
- The Street work is incomplete. Contractor has experienced some delays while waiting for MidAmerican Energy to complete their work.
- The ravine was summarized in the PUD Agreement comments. I welcome any additional questions.
- Church was successfully raised and the sub-soil was clean. The parking/drive area compacted very nicely considering the unusually wet July. Amenities were disc into the soil to enhance the compaction efforts.
- Exterior building lighting is being installed. The lighting in the parking has not been installed yet.
- Landscaping on the south side is commencing under the direction of Confluence. It is the desire of the developer to make the south side which is most visible to the public look as attractive as possible with the upcoming football season.
- Playground equipment has not yet been installed.
- Dumpster pads and enclosures are in place.
- Bus stop not yet been installed.
- All walkways are installed with the exception of those connected to the public improvements.
- Exterior building materials, and colors, are as concept illustrations show.
- Grading plan is/has been followed.
- Utility borings were successful.