



One University Place Construction Update 11

9/16/16

The Sunset/Melrose Intersection has now been opened. Traffic is moving well through the intersection with the matchup of North and South Sunset streets eliminating an additional traffic light cycle. These cycles will be fine-tuned later in the year with the help of traffic engineers from MPOJC. South Building is nearing completion with partial occupancy being granted for the third floor condominiums. While the City has announced their intent to purchase and equip a Community Center on the first floor, none of the other commercial space residents have been announced. Above and below ground parking for the South Building is completed. The east exit from the development is completed. Landscaping work is ongoing and still needs to be completed in several areas.

A model unit on 3rd floor of the South building is open for prospective buyers to inspect, through Blank/McCune realtors

Foundation work on the North Building is currently progressing well. The North Building is scheduled for completion in January, 2018.

Attached is the [September City Engineer's report](#) detailing the Public Improvements project, and other OUP related items.

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

MEMORANDUM

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

(1) One University Place – Public Improvements Project

a. A majority of the remaining work on this project has been completed. The new traffic signals and pedestrian signals are installed and running, and the street and sidewalk paving has been completed on the north side of the intersection. The intersection is fully open at this time.

b. Remaining work items include painting of new pavement markings, installation of street signs, sodding work, and plantings within the median island on Sunset Street. The existing temporary curb ramp and pedestrian crossing that was installed across Melrose Avenue at Birkdale court will also be removed and the curb cut removed and repaired. The Contractor indicates these items are to be completed in the next two weeks.

c. Beginning Monday, September 12, the Contractor is undertaking an additional work request to remove and replace a damaged street panel around an existing storm drain on the south side of Melrose Avenue near Olive Court. This work will close direct access to Olive Court from Melrose Avenue for a duration of 3 days.

d. Recall that the City requested a number of damaged street panels on Melrose Avenue be replaced as part of the OUP Public Improvements project. Replacement of these existing damaged panels was not required to facilitate the roadway improvements needed for the OUP project, but it made sense to include them at this time with the roadway under construction. We will work with the Clerk and Treasurer to provide a break out cost of these additional pavement repairs, as they are not included in the special assessment amount. The additional work at the Melrose Avenue and Olive Court intersection will be handled in the same manner.

e. A pay application has been prepared for this project to reflect the work completed through last week, and includes a change order detailing items that were removed or added to the project during the construction phase.

f. Change Order #1 provides a project deduct in the amount of \$36,976.78.

i. Review of the detailed traffic signal equipment drawings submitted by the signal manufacturer showed that observation cameras were mistakenly quoted in the bid, and an equipment cost deduct to the standard detection cameras was in order. This reduced the contract price by \$25,655.00.

ii. At the May 10, 2016 meeting, Council approved Resolution 16-26 to remove work associated with Bid Alternate #1 relating to the Sunset Street Bio-Cell and reducing the contract price by \$17,021.00.

Project #116102-0



iii. During construction, it was determined that underground conduit and fiber optic cable to connect to the existing City of Iowa City fiber optic access box was needed to maintain the signal interconnect system. This increased the contract price by \$1,873.94.

iv. During construction, meetings were held with the City of Iowa City Water Department regarding the water main installations for the project. Recent updates to the City of Iowa City water main construction requirements included requiring a particular type of water main pipe (restrained joint) be installed for certain lengths on either side of bends in the alignment. Changing to this type of water main pipe increased the contract price by \$3,275.22.

v. During construction, an additional water main bend and fittings were required after the actual location of the existing water main on Melrose was identified. This extra bend and fittings increased the contract price \$550.06.

g. Pay Application #1 accounts for work completed through September 7, 2016. It also includes each of the items identified above associated with Change Order #1. We have reviewed the quantities, agree that they reflect the status of work completed, and recommend approval of the pay application. The amount due for this pay request (retainage in the amount of 5% is being withheld) is \$504,860.03.

h. Both the pay application and the change order are attached. These are being given a final review by the Contractor, and I anticipate following up with fully signed copies on Monday, September 12.

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

a. At the May 10, 2016 meeting, Council approved Resolution 16-24 approving the Agreement for Utility Relocation and Rebuild between the City of University Heights and MidAmerican Energy Company at an estimated cost of \$33,499.00. MidAmerican has completed their work to remove the existing overhead utility pole on the north side of the Melrose and Sunset intersection, and to install a new pole in the Sunset Street right-of-way on the south side of the intersection.

b. The actual costs for this work (\$28,821.44) turned out to be less than this estimate. Per the agreement, the City is obligated to make payment to MidAmerican within 60 days of completion of the project and receipt of a final bill. The only item left to verify per the agreement is that grass areas are restored. Seeding work has been done, but it's still too early to verify the restoration is completed.

c. I recommend the Council approve payment of 95% of this final bill from MidAmerican, with 5% to be withheld as retainage until it can be verified the site restoration is completed. This method of holding 5% retainage is standard practice for our public projects to ensure these types of final items get taken care of.

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

a. CenturyLink has completed a portion of their work in the Melrose Avenue right-of-way to facilitate new services to the OUP south building. A new underground access box was placed in the right-of-way on the south side of Melrose, with underground boring used to run conduit to the OUP site. They have set a pedestal and underground box in the west edge of the OUP plaza area as previously reported. On Monday, September 12, they will be working within their existing manhole on Melrose Avenue to do final splicing work for connection of the new service lines. Flaggers will be used at the Melrose and Sunset intersection to accommodate traffic. They also have restoration work to complete on the south side of Melrose Avenue.

Siders Development Monthly Report

August 6, 2016 – September 9, 2016

Things are looking good at One University Place! On August 31st a Temporary Certificate of Occupancy was granted to OUP for partial occupancy. Final inspections were made by Terry Goerdts and me prior to issuance of the Certificate. All of the underground parking is finished and available plus 49 exterior stalls including four handicap spaces. The front yard has been sodded and several of the planters and benches are in place. The chain link fencing along the sidewalk is a temporary measure to keep the public off of the sod while it establishes. This is crucial especially during home football games. All of the infrastructure such as the sanitary sewer lift station has been inspected, tested, certified and fully operational. As the month of September progresses you should notice the playground equipment, landscaping and ground lighting being installed. The building skin is complete. The public sidewalks along Sunset should be finished by the middle of next week.

The damage caused by high winds in the east ravine has been cleaned up and trees have been pruned.

Sunset Street north of Melrose Avenue is has been completed and opened up to traffic. This will not only improve vehicular traffic on Melrose, it will enhance traffic coming from OPU.

The second building continues to progress. All of the geo-piers are in place and work on the footings has started. It is everyone's goal to have the building enclosed prior to cold weather. The contractor is extending the drive to the north past the second building to help prevent the tracking of mud through the site onto Melrose.

Glenn Siders