



## One University Place Construction Update 12

11/16/16

The South Building is nearing completion. All residential units are finished and ready to occupy. Commercial Space on First Floor is under construction. There has been only one vendor announced to date, Maggie's Farm Pizza.

The Community Center at east end of First Floor is being finished and the City expects to occupy the space in January, 2017. Exterior parking area for South Building has been completed along with Landscaping for South Building. Occupancy permit for South Building should be issued before the end of the year. There are still a few items to be completed before the Occupancy Permit can be granted.

East Ravine has been graded, seeded and trees have been planted. Additional work will need to be done at North end of East Ravine when North Building is completed. Bio-cell installations are progressing along with work on the West Ravine. Intersection work and left turning lane from Melrose has been completed. Traffic continues to flow well with the reduced cycles on stop lights at the intersection. The exit from the East end of the development on to North Sunset has been completed along with the new median on North Sunset.

The two story underground parking has been completed on the North Building. They are now beginning construction of first floor residential in the North Building. This building will have five residential floors when completed. The OUP developers have an objective to have the North Building completed by October, 2017.

Attached are portions of the [October](#) and [November](#) City Engineer's Reports.

Also attached are independent inspector's Glenn Sider's [October](#) and [November](#) reports.

MEMORANDUM

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

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

- A. We conducted an inspection of the project site on October 6<sup>th</sup> to prepare a list of any remaining work items. The list will be finalized after a follow-up site inspection on Tuesday, and the list will be issued to the contractor.
- B. Typical items remaining include reinstalling or relocating street signs, completing placement of sod on Sunset Street and replacing damaged sod on Melrose Avenue, and installing the permanent audible crosswalk push buttons (temporary push button are installed until the audible push buttons are delivered and installed).
- C. A second pay application has been prepared for the project to reflect the work completed through the end of last week, and includes a change order detailing items that were added to the project during the construction phase.
- D. Change Order #2 provides an additional amount of \$8,586.71 to the project for the following items:
  - I. The traffic signal materials list did not specifically include the pedestrian signal heads, and therefore the traffic signal subcontractor did not include them in their original bid quote, and did not initially order them. The work to install
  - II. pedestrian signals was clearly shown throughout the Plans however, so just the material cost was added to purchase the equipment (8 pedestrian signalheads). This increased the contract price by \$4,520.00.
  - III. A tree limb at the SE corner of the intersection was blocking the view of the new traffic signal lights once installed. Removal of the tree limb by a tree contractor was necessary. This increased the contract price by \$680.40.
  - IV. The City requested removal and replacement of an additional damaged panel on Melrose Avenue near Olive Court (ITC-04). This increased the contract price by \$1,876.93.
  - V. Additional removal and replacement of pavement markings on the south leg of the intersection (Sunset Street from Melrose to Koser) were requested to provide uniform epoxy marking materials on all four legs of the intersection. Accordingly, this same segment of roadway was removed from the scope of work give to the City's annual street painting contractor. This increased the contract price by \$1,509.38.
- E. Pay Application #2 accounts for work completed through October 6, 2016. It also includes each of the items identified above associated with Change Order #2. 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 \$33,815.53.

- F. 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, October 10.
- G. MPOJC will be getting updated traffic counts along the Melrose Avenue corridor this fall, which they will use to generate updated signal timings for each of the signals along the corridor. The new timings are typically available sometime the following spring. The signal timings at the new traffic signal will be updated accordingly next year to reflect the latest traffic counts.

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff  
FROM: Josiah Bilskemper, P.E.  
DATE: November 13, 2016  
RE: City Engineer's Report – November 2016

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

- A. The contractor still has work to complete on the roadway project. A punch list of these items was prepared and issued in October. A follow-up inspection and updated list of remaining items was prepared and issued on November 9. Remaining work items include things like competing sodding work at several locations, relocating traffic signs, cleaning out storm sewer intakes, general site clean-up, and replacing curb ramps at the Sunset Street exit drive. The current pedestrian push buttons on the new signal poles are also temporary, and need to be switched out with the specified audible buttons once they are received from the supplier.
  
- B. *MPOJC will be getting updated traffic counts along the Melrose Avenue corridor this fall, which they will use to generate updated signal timings for each of the signals along the corridor. New timings are typically available the following spring. (Oct. Mtg.)*

Project #116102-0





## **Siders Development Monthly Report**

**September 7, 2016 – October 6, 2016**

**Most of the focus this month has been to finalize the landscaping and pedestrian traffic movement of the south building. With the work on Melrose and Sunset streets almost 100% complete, pavement markings in place and the intersection fully signalized the building now becomes quite visible to the public.**

**It appears as though the required plantings for the south building and areas to the west have been completed. It is my objective this month to inspect the entire area surrounding the building to assure compliance with the approved Landscape Plan.**

**The bio-cell in the middle of the parking lot has been excavated as specified and filled with the appropriate rock base and amended soils. Trees have been planted and work on the remaining planting materials is proceeding as this report is being written. Weather permitting the cell should be completed prior to this month's council meeting.**

**The larger perimeter trees in the east ravine have been planted. During the month of October it is expected that the remaining trees will be planted. Earth View Environmental reports that the grasses are beginning to mature nicely. It will take some time before the area matures and steady monitoring and maintenance will be required. There is not any visible erosion occurring in this area which is quite remarkable due to the slopes created by the fill dirt.**

**Work on the north building is starting to accelerate. Most all of the precast foundation has been installed and placement of the deck panels should start this next week. Work on the underground utilities will also begin and soon you will start to notice wood framing. The developer and contractor have set a very aggressive schedule to complete this structure.**

A handwritten signature in blue ink, appearing to read "Glenn Siders".

**Glenn Siders**



## **Siders Development Monthly Report**

**October 7, 2016 - November 11, 2016**

**The south building, or Phase One, is essentially complete. All units are finished and ready to occupy or sell. The exterior has been completed including the landscaping and first bio-cell that lies between the surface parking stalls. There are a few punch list items the contractor is working on so that they may ask for their permanent Certificate of Occupancy. Included in this work is the east ravine area. The ravine has been graded, seeded and trees planted in accordance with the revised landscape plan. There are portions of the landscape plan, the northwest end of the ravine, that are not completed nor can they be until the second building is finished but the main focal point is done. There will be a period of maintenance required to establish all of the different grasses to mature.**

**I have spent a majority of my time this reporting period field verifying that the site was developed as proposed and that all landscape materials were installed as specified including the appropriate numbers of materials that were planted. It was a great fall for planting and a majority of the materials have an excellent chance of survival.**

**The second building is becoming visible to the general public. All precast has been set, deck poured and framing of the walls to follow shortly. The developer is working quickly to enclose the structure for winter protection so construction may continue on the inside. Traffic movement seems to be working well and I have noticed little congestion around the site.**

**As the year moves forward and the weather less favorable, construction will become less noticeable from the street but will be moving in a forward direction.**

**Please feel free to approach me with any questions or concerns.**

**Glenn Siders**