



## One University Place Construction Update 13

12/19/16

Final work on the South Building is being completed. There are still a few items to be completed before a Certificate of Occupancy for the South Building can be issued. The current objective is to have all items completed by the end of the year in order that the Certificate of Occupancy can be issued. Construction on the North Building is continuing. The two levels of underground parking have been completed and construction of the first and second floor is underway. Mechanical and electrical system controls on the east end of the North Building are receiving priority in order that heat will be provided for winter construction.

At the December council meeting the Council agreed to accept a portion of the east ravine which has been replanted with ground cover and new trees. The remaining portion of the ravine will not be accepted until the North Building is completed and all plantings have been installed. The City will then own the east ravine, which is currently owned by Jeff Maxwell, and insure no development in the future in the ravine. This transfer will be done with no cost to the City except to maintain the natural state of the ravine in the future.

The Council also has agreed to purchase the east end of the first floor of the South Building as a Community Center for the City of University Heights. This 2400 square foot facility will house the City Offices, Police Department and Meeting Space. Guidelines for use of the Meeting Space by residents and non-residents are being developed. The purchase of the space is expected to close by the end of 2016.

The Developer indicated that interest in the Commercial Space has picked up in the last two months and hope to announce the businesses which will go in this area in the next couple of months.

Attached is the portion of the [December](#) City Engineer's Report that deals with OUP.

Also attached is independent inspector's Glenn Sider's [December](#) report.

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff  
FROM: Josiah Bilskemper, P.E.  
DATE: December 10, 2016  
RE: City Engineer's Report – December 2016

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

- a. The contractor still has work to complete on the roadway project. A punchlist 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. An updated timeline for completion will be requested from the contractor.

**(2) One University Place – Site Construction**

- a. In November, a listing of items to be submitted in advance of certificate of occupancy issuance was provided to the developer. These were civil engineering related items taken from the PUD Development Agreement and the City's Post-Construction Storm-water Runoff Control Ordinance (No. 169). In general, items were related to final recorded copies of utility easements and right-of-way acquisition, stormwater management easements and maintenance agreements, and as-built certification and documentation of landscaping and storm-water bio-cell construction.

Project #116102-0

Please feel free to contact me if you have any questions about these or any other items. JDB



## **Siders Development Monthly Report**

**November 11, 2016 - December 9, 2016**

**Things are progressing nicely on the south building. The developer has only one remaining on my punch list to complete before I can sign off on the permanent Certificate of Occupancy for the structure. Work on the University Heights facility is nearing completion with a December 15 occupancy goal. That goal is achievable but will be tight.**

**All energy is now focused on the north structure. As one can easily see, framing is progressing well. The contractor is focusing their work on the east end of the building. This is the area where mechanical and electrical rooms exist. It is the goal to complete these areas so the subcontractors can begin a majority of the necessary plumbing, electrical and HVAC control points. Once this area is framed in, the elevator shafts will be completed and framing on the west end will commence. The foundation on the east side has been backfilled with controlled backfill which is constantly being monitored and tested by Terracon.**

**With the onset of colder weather the pace will slow down. Being well aware of this fact the contractor is working diligently to enclose as much of the building as possible so temporary heat can be provided. All parties are confident a fall completion of the entire site is probable.**

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

**Glenn Siders**