



## One University Place Construction Update 14

1/14/17

A certificate of occupancy has been issued for the South Building. The City of University Heights has relocated City Offices and Police Department to the new Community Center in the South Building. The first Council Meeting was held there on January 10, 2017. Maggie's Farm Pizza was announced as the first commercial enterprise in the building. The restaurant is scheduled to open May 1, 2017. While interest in commercial space has increased recently, there have been no other commercial tenants announced.

Construction on the North Building is continuing. Framing on the eastern half of the building has been done for the first four floors. The masonry elevator shaft has been completed. The developer is working to enclose this area so that it can be heated and construction can proceed in the winter months. Completion of the North Building is targeted for the fall of this year.

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

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

MEMORANDUM

TO: University Heights, Mayor, Council, and Staff  
FROM: Josiah Bilskemper, P.E.  
DATE: January 9, 2017  
RE: City Engineer's Report – January 2017

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

- a. The project is substantially completed, but there are still a number of items to be completed to achieve final completion. Due to the winter weather, the sodding and planting work that was completed late last year will need to be observed in the spring to verify the restoration work is acceptable.
- b. MPOJC has been obtaining updated traffic counts along the Melrose corridor (in Iowa City and University Heights), which they will use to adjust traffic signal timings for each traffic signal along the Melrose corridor. These should be available mid-year 2017.

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



## **Siders Development Monthly Report**

**December 10, 2016 - January 6, 2017**

**Happy New Year and congratulations on your new surroundings!**

**With the Certificate of Occupancy having been issued the south structure is pretty well put to rest for the winter. The plantings seem to be healing in for the cold weather nicely and should reveal a nice landscape this spring.**

**Because of the cold weather and holiday season, work on the north building was slowed down during December. There was however forward movement on the building. The masonry elevator shaft has been completed and the scaffolding removed. This allows the framing contractor to begin work on the west end of the structure. Controlled backfill has been placed, tested and approved around the entire structure. Work on the fourth floor of the east end was started and is nearly done. The top floor framing and roof component should commence shortly. Cold weather will continue to impact the pace of the framing work. Although this may sound very negative the subcontractors are following the framing work and preparing for some temporary heat sometime in the near future. The building is still on schedule for a fall completion date.**

**Glenn Siders**