



Date: August 1, 2011

To: Chairman JJ McCament and Members of the Board of Trustees
From: Lorie Erickson, Director of Facilities, PCLS
Subject: University Place Update

Work completed in July:

The exterior directional signage for the Library and the Parking Garage have been installed.

Library TI work:

Jody Miller Construction continues their work on the Library TI's. The following items still require completion:

- The 28-day flush out is complete. The documentation for LEED has not been completed.
- We are awaiting the final Test and Balance Report (TAB) on the Library HVAC that documents the acceptance of the engineer's CFM changes on AHU 1-3; 1-11; and 1-12, and the new CFM flows with the mixing box corrections on AHU 1-7.
- Record drawings to KWA: Asbuilts have been forwarded to KWA, except for Mechanical.
- Several floor access panels create a trip hazard. The manufacturer is currently testing the strength of the panels for warranty purposes.
- Operations and Maintenance Manuals: All have been provided to the City of UP, excluding HVAC. These will be completed upon completion of the TAB report.
- Final Certificate of Occupancy: JMC has received a final on the smoke control panel and is scheduling another inspection to include the fire alarm contractor. Once this is complete, the COO will be issued.

Core and Shell exterior work:

- The Exterior elevator is not operational. KONE has finished the replacement of the water damaged components. They have been directed to begin their internal inspection/punch list process to prepare for the L&I inspection. The City is evaluating proposals from glass contractors to install glass guards inside the elevator shaft at P2. These guards are required to eliminate the concrete ledge inside the elevator shaft per the L&I preliminary review. Jody Miller has reported that they have sealed all pin-hole leaks. A full water test has not been performed. This will be done when KONE is performing their inspection to have full access to the elevator.
- The Exterior drive up book drop on Drexler will not be used until the exterior elevator is operational.

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- Exterior signage on west side of building: The design of the window logo sign has been created by Communications Department staff. Communications staff reviewed the material for the L I B R A R Y sign. The city will send the L I B R A R Y sign out for bid.
 - Gravel parking lot continues to be a safety concern. As yet, the City has no plan to address this concern.
 - Lighting in gravel parking lot continues to be a concern. As yet, the City has no plan to address this concern.

Work continues on a daily basis. A further update will be provided at the Board meeting.