



MEETING: Site Review Committee
SUBJECT: Porter Valparaiso Hospital
ADDRESS: 814 LaPorte Avenue

LOCATION: City Hall
DATE: November 13, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Matt Evans, Public Works	(219) 462-4612
Media	

PRESENTERS:

Michael P. Duffy, DLZ
 (219) 845-1750 / mduffy@dlz.com
 Steven J. Winters, DLZ
 (574) 236-4400 / swinters@dlz.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed demolition of Porter Valparaiso Hospital. Burkman stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Duffy explained the new owner is requesting the Medical Arts Building and Laundry Building remain on site. The existing hospital building will be removed. DLZ is trying to grade everything down to the existing parking lot that the University wants. All utilities will be terminated at the property line with the exception of a storm line and sanitary line running along the west side. DLZ intends to have a site security fence up before the end of the week. They are proposing a 6 ft. temporary fence with gated entrances on the west side for construction access and at the loading docks to allow the hospital to retrieve material that is in the building. Duffy stated the fence will remain up for the duration of the project and will be adjusted to encompass the Medical Arts Building once the building is vacated by the hospital. The demolition is due to begin the second quarter of 2013. Duffy said the project is currently out to nine bidders. They will be receiving bids the first week of December, with a decision made before the end of the year. DLZ is proposing the chosen contractor be allowed to crush the concrete on site as opposed to trucking the concrete off site then bringing the crushed material back to the site. The contractor will submit a plan for how they intend to handle dust, the crushing procedure and their work hours to DLZ which will be submitted to the City.

STAFF COMMENTS:

JOHNSON: Johnson asked what the method for demolition will be. Winters stated a means or method has not been specified. A sequencing plan will be submitted to DLZ. Johnson provided a copy of Chapter 14 of International Fire Code which is followed by Indiana. This chapter indicates demolition starts from the top floor down, leaving the standpipes intact to provide a method for

fighting a fire in the building. Johnson stated this building is cut up and there are a couple of different systems for different parts of it, so it may be possible that certain portions of the building can be taken down versus floor by floor. This will require further discussion. Johnson reiterated there is a sequence spelled out in the Fire Code as to how the demolition is to be performed. This needs to be included in the bidding process. Johnson indicated there may be a problem with access. The fire department connections for the standpipes are located at the drive off of LaPorte and to the back of the building where the loading docks are. The Fire Department must have access to the connections. Johnson stated Chapter 14 also spells out the requirements for fire watch, exiting requirements for workers and extinguishing placement. Duffy indicated there is a connection on the east wall that will not be fenced. Johnson requested a copy of the sequence of events to insure the sprinkler system is properly decommissioned so that water is not left in the standpipes.

GESKEY: Geskey indicated he has been in contact with Winters. The three water meters that have been identified should be returned to Shaun Shifflett. Contact information for Shifflett was provided. Geskey stated one fire hydrant is to be protected and the other is to be removed. The fire hydrant being removed needs to be returned to Geskey. Duffy asked if it would be possible to use one of the hydrants on site as a water source to help with dust control. Geskey this is not allowed; however, the Water Department has no problem with them maintaining the 10" service and tying on to this coming out of the ground. Providing an enclosure to protect this line from weather and harm will be necessary. Geskey indicated that backflow protection will be required and will need to be University of South California approved. A construction water meter will be required. Contacting Shaun Shifflett concerning this meter is necessary.

PILARSKI: Pilarski indicated he has spoken to Collections and the plans are agreeable. Pilarski is aware the cooling tower and interceptor have been drained. Pilarski is aware the boilers are still active. The boilers and two water softeners will also need to be drained. Pilarski requested DLZ keep in contact with Water Reclamation concerning these items and the discharges. Pilarski stated that contact should be maintained with Chuck McIntire concerning any changes or other work. Duffy explained that once bids have been received and a notice for work has been issued, the hospital will shut all of the utilities off and the boilers and water softeners will be drained. Duffy said Water Reclamation will be contacted.

EVANS: Evans stated the truck route map indicates the use of LaPorte Avenue; however, LaPorte Avenue is a no truck route. Evans suggested running the trucks north on Sturdy Road and then down Lincolnway to Garfield. Evans stated Lincolnway could better support the heavy truck loads. Burkman agrees. Evans indicated Public Works will video both Lincolnway and Sturdy Road prior to work beginning and after work is completed. Evans stated restitution will be necessary for any damage. Duffy asked if trucks can negotiate the roundabout. Burkman indicated there will not be a problem. Evans said it appears sidewalk and curb will be lost; however, the specifications indicate sidewalk and curb will be replaced to match existing width of the sidewalks. It also appears that trees will be lost; however, the specifications do not indicate the contractor is responsible for damaged or lost trees. Evans conveyed the trees in the right-of-way do belong to the City and these will need to be restored or replaced if they are damaged. The concept of the parkway on the south side of the site along Monroe needs to be kept. The sidewalk on Monroe Street shown on Page G001 ends at the approach and Evans feels it makes sense to continue this eastward so that students and people in the area can keep walking to the University. Winters said the sidewalks will be replaced if this is a City requirement and will be included in the project but they would have to provide information to the contractor as far as what needs to be replaced. Winters indicated an addendum will be sent out on the 16th and they will need feedback concerning sidewalk replacement so it can be included in this addendum. Burkman stated that replacement on the south side of LaPorte Avenue makes sense for use by students. Burkman said the north side of Monroe can be discussed further. Evans indicated a curb detail will be supplied.

WEGRZYN FOR KENT: Wegrzyn stated there are V-Line routes on LaPorte Avenue and asked he be notified if traffic is interrupted or LaPorte Avenue is closed so that arrangements can be made to handle this event.

BURKMAN: Burkman reiterated that more discussion will be needed concerning sidewalks. Contacting the sewer department 24-hours in advance for inspections when capping or disconnecting a sewer connection is necessary. Burkman asked why the crushed concrete will be brought back to the site. Duffy stated this is going to be used for fill. Burkman said if the concrete is crushed on site it will be necessary to provide information concerning dust control, noise issues and hours of operation. A Site Permit will be required and will cover right-of-way cuts, sanitary sewer inspections when laterals are capped and local erosion control permit. Burkman stated our GIS shows an east/west storm sewer line along the south side of the hospital and Sheet C400 shows structures that do not seem to connect anywhere. Winters clarified the structures actually go into and run through the building. Winters stated the storm sewer on the east side of the building will be protected. Providing an erosion control plan is necessary. A Rule 5 Permit is required. Burkman is aware the pavement section called out on Sheet C700 is for patching along LaPorte Avenue. Burkman stated this should match what is currently there or the minimum is 1-1/2" of surface on 3" of binder on 12" of compacted aggregate 53.

THRASHER: Thrasher stated a permit is required for the demolition. Thrasher also requested a copy of the sequence of events. Thrasher conveyed the construction fencing around the perimeter is permissible as long as the access point gates are in place. The fencing must be maintained. Thrasher stated that all contractors must be registered with the City. Thrasher asked if there are any plans to demolish the 3D building. Winters and Duffy indicated the 3D building is not part of this project. Thrasher requested the owner be made aware this building should be demolished. Duffy asked when they could pull the Demolition Permit. Thrasher stated either the owner or contractor can pull the permit and typically once the permit is pulled work must begin within 90 days. Thrasher asked if the University is going to build on this property. Winters stated he is unsure of the University's plans. Thrasher stated using the crushed concrete as fill becomes a factor if the University wants to build on this property and any project will need to be engineered.

MCALPINE: McAlpine stated that as part of the Rule 5 Permit it will be necessary to see how the existing storm sewers will be protected. An explanation concerning how they plan to keep the haul road as clean as possible is needed. McAlpine asked how far below grade the concrete will be removed and based on the grading plan how much fill will be brought in. Duffy indicated this will be a total removal of all foundations; however, there will be a wall or two left as retaining walls particularly along the east side along Valparaiso's parking lot. Duffy stated there is a 26' deep sub-basement right next to the parking lot. Winters reiterated this is a total removal of all foundations with the exception of the east foundation wall. The concrete will be crushed to a 53 and replaced in the open excavation. This will then be compacted up to 3' below finished grade and the n from 3' up to finished grade will be satisfactory soil granular in nature with top soil on top. McAlpine asked if a Phase One Environmental Assessment will be done for contamination. Winters indicated a Phase One Assessment and a Phase Two Assessment have been done as well as several sub-surface soil investigations. Winters stated there are three active underground storage tanks and two closed-in-place tanks. The tanks will be taken out of service and removed. The IDEM closure sampling requirements will be followed and all reports will be submitted to IDEM for closure. This will run with the property. Winters said the removal of any impacted soils will be addressed as part of this project and will be evaluated by the hospital and the future owner as to whether it is better to dig and haul or remediate in place. McAlpine requested a copy of the environmental assessments be provided to the Engineering Department.

NOTE: Following the Site Review Meeting, Public Works Director, Matt Evans and Engineering Director, Tim Burkman met to further discuss the sidewalk requirements for the perimeter of the former Porter Hospital. The plans will need to call out for the replacement of sidewalks along the

frontages of LaPorte Avenue, Garfield Avenue, and Monroe Street that are impacted by construction. The Monroe Street sidewalk should be extended to the eastern limits of the right-of-way along the property's frontage. The sidewalks must be a minimum of 5 ft. in width, 6 ft. when adjacent to the curb. The back side of the sidewalk should be placed on the right-of-way line to accommodate a parkway where possible.

ISSUES TO BE RESOLVED:

Access for Fire Department
Copy of Sequence of Events
Enclosure for 10" service used for dust control
3 - Water Meters Returned To Shaun Shifflett
Boilers and Water Softeners Drained
Erosion Control Plan
Rule 5 Permit
Right-of-way
Detailed Site Plan
Backflow Prevention
Construction Water Meter
Site Permit
Demolition Permit
Truck Route
Restitution for Road Damage
Sidewalk and Curb Replacement
Replacement of Damaged or Destroyed Trees in Right-of-Way
Sanitary Sewer Inspections
Contractors Registered with City
Copy of Environmental Assessments