



MEETING: Site Review Committee
SUBJECT: VU Science Laboratory Bldg.
ADDRESS: 1710 Chapel Drive

LOCATION: City Hall
DATE: August 18, 2015

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
Taylor Wegrzyn, Planning Dept.	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Media	

PRESENTERS:

Dennis Lammert, Hasting+Chivetta
 (314) 386-5717 / dlammert@hcarchitects.com
 Josh Norris, Hagerman, Inc.
 (317) 577-6836 / jnorris@hagermangc.com
 Michael Duffy, DLZ Indiana
 (219) 836-5884 / mduffy@dlz.com
 Randy Vondran, Hagerman, Inc.
 (260) 410-0552 / rvondran@hagermangc.com
 Ron Brindley, Valparaiso University
 (219) 477-9014 / ron.brindley@valpo.edu

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 Phase 1 of the Science Laboratory Building for Valparaiso University. Kent 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: Lammert said this project is a new science building on the VU Campus between Meier and Kretzmann. This is meant to be the first building in a multi-building phase. The first phase is a two-story building with a partial basement with some mechanical equipment. There is a partial penthouse with the elevator and a stair tower going to the roof. The total gross square footage is 55,876. Lammert stated it is heavy on the science teaching lab and research space. There is one classroom in the building that seats approximately 48 people. There are 24 or 25 offices and a fair amount of student space north and south of the building. Lammert said this is primarily a science building for chemistry and some biology. The building will be a steel frame with a concrete foundation. They are looking at 2B construction. The building will be fully sprinkled.

STAFF COMMENTS:

BURKMAN: Burkman asked if the 4" force main is a low pressure system. Duffy said details are still being worked out. The force main is intended to serve this building. Duffy stated the main thing they wanted to show on their plans is the proposed routing and connection. Burkman stated the new force main will be privately owned and maintained by VU; however, the City will need to inspect the connections. Burkman said the vertical location of the force main connection into the existing sanitary manhole is almost 17 feet above the bottom. Burkman asked if there is going to be an internal drop. It was explained there is a 90 degree elbow, a drop inside the manhole and

another elbow that will shoot it through the flow line. Providing a landscaping plan for the proposed rain garden areas showing the materials being used will be necessary. A Rule 5 Permit will be required. A Site Permit will be required for erosion control and the sanitary sewer connection.

ON BEHALF OF MCALPINE: DLZ provided a drainage report and the grading plan on Sheet C4.1. This shows the additional storage volume needed for the increase in runoff. DLZ examined the downstream detention pond and has demonstrated the high water level of the pond will be at or slightly below the existing high water level for different storm events.

THRASHER: A Construction Design Release from the State will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. Any signage will require a permit.

ON BEHALF OF SOUDERS: A fire hydrant needs to be added on the south side of the building. Souders will also need to be contacted concerning the placement of the fire department connection. A Knox Box will be required. Souders needs to be contacted concerning any other issues.

KENT: The landscape plan needs to provide the types of plant material being used. Referencing Appendix B of the Unified Development Ordinance for permitted and prohibited plant materials will be necessary. A Zoning Clearance will be required as part of the Building Permit submittal process.

PILARSKI: Pilarski asked for clarification concerning the break area. Lammert stated it is solely a warming kitchen. Pilarski said the elevator pit shown on Sheet S1.06 does not show a sump pit pump. Lammert clarified the elevator will not be a hydraulic elevator; however, they still install the pit to collect any water that might infiltrate. Pilarski said since the elevator is not hydraulic an oil minder alarm system will not be required. Pilarski stated there is a Hazardous Material Spill Prevention Plan on file. This plan was completed in 2002. Pilarski suggested this plan be updated by the University and sent to Pilarski for approval. A copy was provided. Pilarski asked if the heating and cooling for the facility will entail any kind of water treatment chemicals. Lammert said there will some chemical treatment for the boilers. Pilarski stated that since 1996 the City has had a use ban on corrosion inhibitor chemicals for boilers, cooling towers and autoclaves that contain sodium molybdate. This particular chemical has a negative impact on our land application program. This ban remains in effect. Pilarski stated a nitrate, phosphate or zinc based corrosion inhibitor chemical is acceptable. Providing an internal plumbing plan will be necessary.

GESKEY: Geskey stated the water main will be privately owned and maintained by VU. Geskey is in favor of a fire hydrant on the south side of the building due to the length of 8" being run and not knowing the amount of water to be used or turned over for flushing purposes.

ISSUES TO BE RESOLVED:

Landscaping Plan (with type of material being used)

Erosion Control Plan

Rule 5 Permit

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance

All contractors must be registered with the City

Hazardous Material Spill Prevention Plan

Internal Plumbing Plan

Knox Box

Contact Fire Department concerning FDC

Fire hydrant on south side of building