



MEETING: Site Review Committee
SUBJECT: Porter County Career Center
ADDRESS: 1005 Franklin Street

LOCATION: City Hall
DATE: June 27, 2017

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
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Vicki Thrasher, Building Commissioner	(219) 462.1161
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Tim Burkman, Engineering Director	(219) 462-1161
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Adam McAlpine, Engineering Dept.	(219) 462.1161
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Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
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Mark Geskey, Utilities	(219) 462-6174
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Jon Daly, Fire Department	(219) 462-8325
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PRESENTERS:

Don Torrenga, Torrenga Engineering, Inc.
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 Jim McCall, Valparaiso Community Schools
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 Todd Van Keppel, Valparaiso Community Schools
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 Michael Rossillo, Gibraltar Design
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 Scott Rogers, The Skillman Corporation
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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 building addition and renovations for the Porter County Career Center located at 1005 Franklin Street. 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: This project is the Porter County Career Technical Center. The project includes two parcels. The main bid will be the building and the alternate bid will be the parking area for buses. The main addition is in the southwest corner of the Career Center and it will be one large building. There will be a ramp inside the building due to the difference in elevation between the Career Center and the proposed building. There will be a new sidewalk constructed around the new building and all the way to Evans Avenue. This sidewalk will parallel the NIPSCO Transformer Station. A handicapped ramp will be installed on the east side at Evans and the intersection. The parking lot will be repaved and improved. The only item being proposed for the alternate is the addition of charging posts for the busses. Torrenga indicated there is no exterior water main for this building. The water main currently exists to the building and the building is sprinkled. There will be interior additions to the sprinkler system for the new building. A glass enclosure will be added to the west side of the building for an entrance way. A small electrical room will be added to the building in the northwest corner. Torrenga mentioned he has been working the Engineering Department concerning utilities. Currently the entire site is on an old combination sewer. The sewer runs along the south side through the site. Both storm water and sanitary go to this combination sewer. The sanitary sewer is underneath where the new

proposed addition will go. Torrenga stated they are proposing to separate these and add a new line. They will take the storm north to Evans Avenue. Modifications will be made to the sanitary sewer. Torrenga stated there is a small portion of the property in the southeast corner that they cannot get to. They are proposing to tie-in with an inlet catch basin in the parking lot to tie-in the old combination sewer. Torrenga said the official plans show two additions proposed for the future. These additions are on the east and south sides of the building and come very close to the combination sewer. For this reason, they are hoping to tie directly into an existing inlet in Franklin Street. Rossillo mentioned the new addition is for a Precision Machine Lab.

STAFF COMMENTS:

MCALPINE: McAlpine indicated the primary concern is the separation and new inlet discussed. The City does not permit additional inlets tying into the City's combination sewer system. McAlpine said sheet-flowing the water out into grass area to the south would be permitted. McAlpine indicated there were no elevations for the proposed storm. Torrenga said there are elevations and the water does drain to the north. McAlpine said that reducing the combination sewer flow is a great thing. McAlpine conveyed the ADA ramp may have to be extended on the east side because the curb is 8" to 10" high. McAlpine asked for the total square footage of hard surface being added. Torrenga said there is no added hard surface.

BURKMAN: Burkman mentioned that during the site review for the depot classroom part of the approval was the installation of a rain garden. A rain garden will provide an opportunity to divert the sheet-flow from the parking area. Burkman commended the relocation of the drive further north on Washington. Burkman understands the need to re-route and install a new sanitary sewer due to the new building addition. Burkman asked if they intend to vacate the 16-1/2" ft. existing sanitary easement. Torrenga confirmed the vacation. Burkman said he does not see a need to create a new easement. Everything being installed new only serves the school buildings. This is owned by the schools. Burkman said they will be connecting into the City's 48" line. Burkman requested details on the installation process for Structure A (manhole being proposed over the 48" line). The City standard for services and clean-outs is a minimum of 6" not 4". A Site Permit will be required. Burkman asked if Torrenga's research showed any information on the easement that covers the existing 48" line. Torrenga said he will defer this to their surveying department. Torrenga mentioned they had a difficult time getting some of the information. Burkman indicated the Engineering Department is also doing research. There is some information that seems to indicate there is an easement there. However, if the easement cannot be found or does not exist, it will be necessary to dedicate an easement. Torrenga reiterated that there is a proposed future addition to the south end of the building. Geskey conveyed the easement for the 48" line would have to be a minimum of 20 ft.

THRASHER: A State Construction Design Release will be required. Two Building Permits will be required; one for the building renovation and one for new addition. All contractors must be registered with the City.

KENT: The property is zoned Light Industrial, INL. The final plans will need to include the net density, which cannot exceed .574 and the gross net density which is .402. Referring to Article 3, Table 3.301B for this information will be necessary. A sign permit will be required for any new signage. It appears light poles will be relocated or removed. Kent asked if light poles will be added. Torrenga said no additional light poles will be added. Kent conveyed a landscape plan is required. The landscape needs to include the bio-swale and the rain garden. A Zoning Clearance will be required. Kent mentioned there have been discussions within the Central Neighborhood Association to work with the City to see if there is an opportunity to make this a quiet zone area. Kent is unsure how it will affect the driveway and asked if there was any way to move the drive farther north. Kent is unaware of what all the requirements are for the quiet zone, but typically there is a bollard system. Kent said the City will work with the school if anything moves forward on

this issue.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Hydrants are not being moved. Daly is aware of an existing Knox Box and requested that if keys change the Knox Box be updated. Rossillo asked if the Knox Box needs to be outside of the vestibule. Daly confirmed the Knox Box must be outside. Daly asked if the FDC will be relocated. Torrenga said it will remain in the same location. All door numbers will be consistent. The fire alarm and sprinkler system will be extended to the new building.

PILARSKI: The plans show an oil and grease interceptor. Will it remain? Torrenga said it will remain. Pilarski asked if the oil and grease interceptor serves the bus barn to the west. Pilarski said since the oil and grease interceptor is shown on the plans, it will be necessary to provide information on what it serves. Van Keppel said as far as he knows there is no connection between the bus barn and the grease trap. Pilarski asked if there will be a cafeteria or elevator included in this project. Rossillo confirmed no cafeteria or elevator is included. Pilarski indicated that plan M-701 shows a chemical feed for the cooling system. Pilarski advised that the use of sodium molybdate as a corrosion inhibitor is prohibited. Pilarski conveyed that a zinc-based compound or phosphorus-based compound is acceptable. The plumbing isometrics are not included on plan P-501. Submitting this information for review and approval will be necessary. Information for the oil and grease interceptor and the plumbing isometrics should be sent to Yacoub Aljobeh, Pretreatment Coordinator. Contact information was provided.

GESKEY: Geskey is aware there is no water on the site. The easement going north and south will be vacated. The easement going east and west over the 48" sewer needs to be a 20-ft. easement. Geskey indicated laterals need to be 6" with a 6" cleanout within 5-ft. of the building. Providing a detail for the manhole (Structure A) being tied into on the 48" line is necessary. Geskey also needs information on how this manhole will be installed.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Easement over 48" Line
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit (one for renovations, one for new addition)
- Provide Plumbing Isometrics
- Provide Information on Oil and Grease Interceptor
- Provide Detail for Structure A
- Provide Information on Structure A Installation
- Signage/Fencing Permit
- Zoning Clearance