

**MEETING:** Site Review Committee      **LOCATION:** City Hall  
**SUBJECT:** Valparaiso HS Athletic Fields      **DATE:** July 28, 2020  
**ADDRESS:** 2727 Campbell Street  
**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Carley Lemmon, Asst. Planner  
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Vicki Thrasher, Building Commissioner  
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Mingyan Zhou, Engineering Dept.  
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Bill Laird, Engineering Dept.  
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Mike Jessen, City Administrator  
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**PRESENTERS:**

Adam McAlpine, McAlpine Consulting  
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Dion Katsouros, The Skillman Corporation  
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Todd Van Keppel,  
Valparaiso Community Schools  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed athletic campus improvements to be located at Valparaiso High School, 2727 Campbell Street. Lemmon 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:** McAlpine mentioned this is the final project for the long referendum with the West Campus Athletic Field improvements for Valparaiso High School. The intent of this project is to improve a variety of areas on the Athletic Campus. The lady's softball field will be relocated to an area just east of the tennis courts and the playing surface will be artificial turf. The men's baseball field in its present location will be converted from grass surface to artificial turf. McAlpine said there is an existing Cleat House which is really a concession building and locker room/restroom south of the football field which is inadequately sized. To the east and west of this building is asphalt surface. They want to expand the overall building's footprint. The site plan shows bold lines for the building addition. McAlpine mentioned there are minor improvements related to visibility to the fields. The present lady's softball field will remain in place and will be used for sports purposes.

**STAFF COMMENTS:**

**LAIRD:** The existing site where the softball field will be located is now open green space as is the men's baseball field and they will become artificial turf with under-drains. The under drains will be connected into an existing storm sewer system. Laird asked if there are calculations that demonstrate that these existing storm sewers are appropriately sized for the under-drain connections. McAlpine said in general, with an artificial surface that has an under-drain of stone bedding, the water is actually slowed down and is held a reservoir within the pipe system. McAlpine stated that in the weeks ahead he will work with Laird concerning the calculations.

**ZHOU:** Zhou asked about the timeline of the project. Katsouros said bids will be opened on August 14, 2020 and the project will be awarded on August 20, 2020. A limited notice will be issued. Katsouros said the reason for the limited notice to proceed is because Valparaiso Community Schools is restructuring the language on the bond to allow funds to be spent on athletics for the West Campus. The full notice to proceed with construction will be issued sometime in September. Laird asked if the field turf construction, which is under a separate contract, will begin this year after site work or if it will be done in the spring. Katsouros advised the documents will be revised and the field turf is actually part of this contract. They will get as much infrastructure in the ground this fall and early winter. Katsouros has worked on this type of field and it is possible to install them through the end of November. If the winter is mild, they will continue working on the systems, if not they will pick up in the spring. Zhou advised if the artificial turf cannot be completed before winter, the fields will need to be stabilized using some measure to prevent erosion. They cannot be left bare during the winter. This project disturbs land more than one (1) acre; therefore, a Rule 5 Permit is required. There are some minor issues in the SWPPP. On Sheet C-6.0, Item A3, "Description of the Nature and Purpose of the Project" states that this project is to add an addition to the existing building. It seems this sheet was taken from the previous project and this statement was not revised. McAlpine said they are proposing the Cleat House building addition. It would be nice to include all the west athletic field work within the same Rule 5 Permit. Zhou mentioned Sheet C-6.0 also states that the responsible individual for the SWPPP during construction is The Skillman Corporation. Katsouros said they will not know who the contractor will be until bids are open. Zhou suggested they replace Skillman with "the general contractor". Since the schools already have a comprehensive O&M Manual for the High School property, Engineering will not require another manual. Once the minor issues of the SWPPP are addressed, the Technical Review Form will be issued so that they can file for the Rule 5 Permit. A Site Permit covering sanitary sewer work and erosion control is

needed. Some storm sewer between the tennis courts is labeled as CCP pipes. Is this a typographical error? Should it be CPP pipes? This needs to be clarified. McAlpine will provide clarification. Since this project is the last one for the High School improvement as stated, Zhou requested they provide the final total amount of impervious surface for this property.

**ON BEHALF OF TIM STITES, FIRE DEPARTMENT:** The Fire Department follows all adopted codes, standards and rules of the Indiana Fire Prevention and Building Commission, along with local ordinances that apply. All initial inspections required through the construction phase must be scheduled and coordinated through the Building Department. After occupancy has been issued, the facility will be subject to annual fire inspections. All contractors installing fire alarms and sprinkler systems, hood systems, etc., must contact the Fire Department prior to beginning work. Any questions concerning the fire safety components of the building should be directed to Tim Stites at 219-548-4849 or [tstites@valpo.us](mailto:tstites@valpo.us).

**THRASHER:** Thrasher asked if the project has been submitted to the State for plan review. Katsouros said the project should have been submitted on Monday, July 27, 2020. A Building Permit is required. All contractors working on the project must be registered with the City before construction begins.

**ON BEHALF OF MARK GESKEY, UTILITIES:** All water and sanitary sewer is privately owned by Valparaiso High School.

**LEMMON ON BEHALF OF BETH SHRADER:** The property is zoned PS, Public Space. Lemmon asked if the material used for the addition to the Cleat House will match the existing building materials. Katsouros said the intent is to match the existing building with similar materials. Will matching materials be used for any other structures being added? Katsouros said matching materials will be used. Lemmon said the Planning Department will review the Building Permit. A Zoning Clearance will not be required.

**ISSUES TO BE RESOLVED:**

- Erosion Control Plan
- Rule 5 Permit
- SWPPP
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City