

**MEETING:** Site Review Committee  
**SUBJECT:** Fites Engineering  
Bioengineering Bldg. Add.  
**ADDRESS:** 1900 Chapel Drive  
**PRELIMINARY SITE REVIEW**

**LOCATION:** Zoom Meeting  
**DATE:** April 13, 2021

**IN ATTENDANCE:**

Beth Shrader, Planning Director  
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Vicki Thrasher, Building Commissioner  
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Bill Laird, Engineering Dept.  
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Matt Zurbruggen, Engineering Dept.,  
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Nate McGinley, Water Dept.  
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Tony Fahel, Water Reclamation Dept.  
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**PRESENTERS:**

Randell Peterson, Abonmarche  
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Matt Wegman, Abonmarche  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed building addition to Fites Engineering Bioengineering Building located at 1900 Chapel Drive. Shrader 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 is an approximate 2,200 sq. ft. addition to the existing Fites Engineering Building. The Fites Building is on the east side of the campus. The addition will be used for instructional space. There is an existing sidewalk that comes between the buildings and ties into Fites and behind Gellerson. As part of construction the sidewalk will be removed and replaced. Additionally, in the existing conditions there is an existing bioswale with underground storage chambers that provide detention. Peterson pointed these out on the plans. There is one stick under the detention directly and there is another stick running in a north and south direction parallel with the side of the building. As part of the project, one stick will have to be removed. It will be moved to the other side of the sidewalk in an open space. To compensate for a little bit of additional impervious, one set of chambers will be added to provide storage for the additional runoff that will generated. There are no new sanitary

sewer or water connections. The sinks and water services will be connected internally. There are a few utilities that are going to be relocated. There are a couple of electric and gas mains that serve Gellerson. These are NIPSCO mains and the University has it worked out with NIPSCO that they will replace these mains.

**STAFF COMMENTS:**

**ZURBRIGGEN:** With the underground storage being taken out and the new storage being added, does it appear the storage volume will be doubled. Peterson said it will not be doubled. Peterson pointed out the stick being move and explained that when they slide it over, they will add the same length. Peterson said the whole system covers Fites, Gellerson, and the whole area. The additional stick basically compensates for the bit of building addition. The stick that is being removed and replaced does get doubled.

**LAIRD:** A Site Permit from the Engineering Department will be required. Laird stated that Engineering has no other comments. The plans submitted were very informative and complete.

**FAHEL:** Will there be any plumbing in this facility? Peterson believes there will be a couple of new sinks, but no new restrooms. Fahel asked for submittal of an internal plumbing plan and a more detailed floor plan.

**MCGINLEY:** McGinley is aware that there will not be any changes to the existing water service or the existing sanitary service. There is existing backflow and as long as the main isn't being tapped the backflow is fine.

**THRASHER:** Thrasher has received the Building Permit application and the initial Construction Design Release from the State of Indiana. Thrasher still needs to Construction Design Release for the sprinkler system and fire alarm. The contractor list has been submitted. The Site Permit application and Zoning Clearance can be submitted with the Building Permit applications. Both of these applications must be submitted before the Building Permit can be reviewed.

**STITES:** All initial inspections required during the construction phase must be scheduled and coordinated through the Building Department. There will be no change to the annual fire inspection since this is an addition to the existing building.

**SHRADER:** The materials and landscaping are governed by the Campus Master Plan established in 2018. Shrader asked if the Campus Master Plan was referenced in the development of the addition. Peterson confirmed. Peterson stated that the addition will match the existing colors and design of the Fites Building. The landscaping has already been reviewed by the University and it meets their requirements. Shrader said the Planning Department will compare the construction documents against the standards of the Master Plan to ensure standard are met. Peterson asked if the building plans have already been

submitted. Shrader indicated there is a set of construction documents that were submitted for Site Review. Thrasher interjected that she received a set of plans with the permit application.

**ISSUES TO BE RESOLVED:**

Detailed Site Plan

Submit Internal Plumbing Plan

Site Improvement Permit

State Design Release (sprinkler system and fire alarm)

Zoning Clearance