



CITY OF
VALPARAISO

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Valpo.us

MEETING: SITE REVIEW COMMITTEE
SUBJECT: Prime IV Hydration & Wellness
ADDRESS: 1703 Calumet Ave., Suite B

LOCATION: ZOOM
DATE: September 29, 2022

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Jessica Gage, Associate Planner
(219) 462-1161 / jgage@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us
Bill Laird, Engineering Department
(219) 462-1161 / blaird@valpo.us
Nate McGinley, VCS
(219) 462-6174 / nmcginley@valpo.us
Bob Garmon, VCS
(219) 462-6174 / bgarmon@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Hannah Seats, Pretreatment Coordinator
(219) 464-4973 / hseats@valpo.us

PRESENTERS:

Kristin Knight, Owner
(219) 306-0394
kknight@primeivhydration.com
David Knight
Brent Wagner, Architect
(219-531-2468
brent@wagnerarch.net

The following is a summary of the discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed interior buildout for Prime IV Hydration & Wellness to be located at 1703 Calumet, Unit B. 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: Knight explained that she is an independent owner of a franchise called Prime KV Hydration Wellness. This is an IV therapy spa bringing vitamins, minerals, and amino acids delivered by IV. The facility is 797 compliant. This means they have a sterile compounding room and only use 7987 compliant pharmacies. All pharmacies are located in the United States. 797 compliant is the highest ranking for a pharmacy. Knight shared the floor plan done by Brent Wagner. The area is approximately 1,500 square ft. There will be a VIP area and a non-member area. Two sinks will be added. One will be in the compounding room and one will be in the breakroom. There is an existing bathroom. Wagner asked Knight to explain the process for a customer entering the facility. Knight stated customers will walk into the reception area to check in. After check-in they will move to the seating areas. After check-in, they will go to the IV prep room. Vital signs will be taken and a nurse will start the IV. They will exit this room and go to the VIP area or the non-member area. A planter divides the two areas. Going further back is the compounding room. This is where IVs will be prepared for the day. There is a window that looks into the

VIP area and there is a window by the door that looks into the non-member area. There is a private room for those that want an NAD treatment. This treatment can take up to eight hours. The back of the space is for storage, a break room, and the bathroom. There is a back door that leads outside the building.

STAFF COMMENTS:

THRASHER: This project will need to be submitted to the State of Indiana for a Construction Design Release. This building was built out as a shell so all subsequent tenant spaces will need to submit to the State before a local building permit can be issued. A local Building Permit will be required. It will be necessary to provide a list of contractors, and all contractors must be registered with the City. A two-hour rated wall will be required between this space and the restaurant next door. Thrasher's understanding is that this was not completed by the restaurant. Wagner asked if 5/8's needs to be added to their side of the wall. Thrasher does not know if it is a rated sheet or a standard sheet. It will be necessary to make sure that what is there is compliant. If there is going to be plumbing in this wall it should be run from underneath and not through the wall. Any signage will require a separate permit.

ON BEHALF OF TIM STITES (FIRE DEPARTMENT): All fire inspections required during the construction phase are scheduled and coordinated through the Building Department. Once occupancy is granted, the facility will be subject to annual fire inspections.

MCGINLEY: There is a 1" water service that feeds the entire facility. If there are any water demand issues, an increase in water service size may be required. This is an owner issue. The Metering Department advised that this facility requires an RPZ backflow device.

FAHEL: Fahel asked if pharmaceuticals will be stored in this building and in what kind of volume. Knight stated that she is unsure how to answer. Fahel conveyed that the primary concern of the Water Reclamation Department is what will be going down the drain. Fahel needs to know how ingredients are contained. Can it be spilled? Knight advised that it is all vitamins and minerals and has nothing to do with controlled substances. Fahel advised that the primary concern of Water Reclamation is what goes down the drain. He needs to know how ingredients are contained. Could it be spilled? Fahel said nutrients are also a concern. Fahel asked if there are any floor drains in the building. Knight stated the bathroom has a floor drain. Fahel asked if it is possible to get a list of the pharmaceuticals that will be stored on site. Knight confirmed that a list can be provided. Fahel will also need an internal plumbing plan. His email address is shown on the front page.

LAIRD: It appears that all work will be interior. Therefore, the Engineering Department has no comments on this project.

SHRADER: This tenant space shares a parking lot with all the other tenants in the building. Shrader would like a calculation of usable floor space. The requirements are listed in the Unified Development Ordinance. The calculation should not include storage areas, restrooms, and other uninhabited spaces. The wall sign for this site is calculated based on all the signage for the entire building. The allowance for signage is 3 sq. ft. of signage per one linear foot of building frontage. There are two frontages that are about 60'. Shrader conveyed that the sign contractor will address this when he applies for the permit. Just be aware you are sharing the space. Knight asked how big the sign could be. Shrader said it will be necessary to subtract the square footage of the existing signage from the total amount allowed for the building. All of the local sign contractors are aware of the City's standards. Gage interjected that the easy rule of thumb is 3 sq. ft. times the building frontage of this tenant space. Knight asked what needs to be done now. Knight is aware that a list of pharmaceuticals and an internal plumbing plan need to be provided. Shrader advised it will be necessary to apply for the required Building Permits and the project needs to be sent down State for review. This can happen at the same time as the City review. The useable floor space can be submitted with the Building Permit application. A Sign Permit will need to be submitted

ISSUES TO BE RESOLVED:

Construction Design Release
Contractor List
Compliant 2-hour Wall (between this space and restaurant)

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Sign Permit
RPZ Backflow Device
List of Pharmaceuticals
Internal Plumbing Plan
Usable Floor Space Calculation