



MEETING: Site Review Committee
SUBJECT: V.U. Academic Building Addition
ADDRESS: 1400 Chapel Drive

LOCATION: City Hall
DATE: August 31, 2010

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, City Planner	(219) 462-1161
Tyler Kent, Asst. City Planner	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Jim Pingatore, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Tony Reid, Public Works Director	(219) 462-4612
Jack Johnson, Fire Department	(219) 462-8325

PRESENTERS:

Rich Hudson, Bonar Group
219-462-1158 / rhudson@bonargroup.com
Tony Cincinelli, McShane Construction Co.
847-692-8825 / tcincinelli@mcshane.com

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 a proposed academic building addition at 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: The building addition is 3 stories and will connect into the Christopher Center in the same way as the previous Union Building. The former Union Building and Mueller Hall are basically parallel buildings. A slight offset exists between the building, the existing Christopher Center, and the proposed academic building, which is the same skew that existed originally with the Union Building and the Christopher Center. The area removed is replaced with curved sidewalks which will have access between the proposed academic building and Mueller Hall. The sidewalks will connect to the east/west main sidewalk, and into the Chapel. Connecting into all the existing utilities is anticipated and there will be some shared facilities between the Christopher Center and the proposed academic building. The academic building will have an official name before it's completed. Connecting into the exact same sewer service is expected. The current electric and gas services will be utilized. Discussion is taking place with Nipsco regarding the design of the transformer for the proposed building. The storm sewer that services the lower parking lot will be utilized for the storm water runoff for this site. Additional detention is not anticipated at this time. The Fire Department connection is shown on the east side of the building however, if necessary it will be relocated. General construction is anticipated to begin in late September of this year and completion is expected in April, 2012. The design of the new building will tie into the overall design of the existing library. The building will include general classroom space as well as administrative offices for the faculty and staff. There will not be any food preparation taking place in the building. The west side of the building will include a lawn area, crisscrossing sidewalks, as well as the lower entrance. The upper entrance is located off of Chapel Drive. The offices currently located in Huegli and Meier Halls are more than likely going to be relocated in the proposed academic building addition. Future expansion will then be a possibility for Huegli Hall and remodeling may take place in Meier Hall.

STAFF COMMENTS:

ON BEHALF OF THE ENGINEERING DEPT:

- There is no need for calculations or design issues. Incorporating some BMPs in the project would be favorable.
- It's assumed that sanitary, water, gas, and electric are available and will not require major extensions.
- The project must have a good Storm Water Pollution Prevention Plan and should cover winter construction issues.
- Sanitary Utility will need a plumbing schematic. Any food prep in the building?
- Engineering Department will need a detailed site plan showing grades, utilities, drainage BMPs, etc.
- The angle of the building is a great concern. It appears to be on a skew with the Christopher Center.

PILARSKI: Submitting 2 copies of a Facility Sanitary Sewer Plan as well as an Internal Facility Sanitary Sewer Plan will be required. If using existing service, indicating this on the plan is essential.

THRASHER: A State Design Release is needed before the building permit can be issued. Any signage will also require a permit.

REID: There are no concerns at this time.

PHILLIPS: The architecture must be compatible with the Christopher Center building. Signage will need to be cohesive with what currently exists on campus. Appropriate screening of the mechanical equipment is essential so that the area isn't visible from US 30 or South Campus Drive. There are no issues as long as the building is not on the campus edges. The overall building height will need to be reviewed. A Campus Master Plan and the required parking information have been submitted by Fred Plant.

PINGATORE: There doesn't appear to be any water issues. The proper type and size of backflow preventers are required to be installed. Questions concerning the water service can be directed to Chuck McIntire. Any questions regarding backflow prevention are directed to Shaun Shifflett. Contact information was provided.

JOHNSON: In regards to the Fire Department connection, the site will need to be reviewed. There appears to be sufficient hydrants on Chapel Drive however, there is limited access to this building. The walk off of Chapel Drive should either be widened to 20' or geoblock be utilized. Due to the size of the building there may also be a need for standpipes. Johnson will check into this. The placement of the existing Knox Box located at the Student Union building will determine whether an additional Knox Box will be required. Further issues can later be discussed. Caution is essential with the fire alarm system and how it ties in with the proposed building with regard to the existing building. Tying into the sprinkler system with 2 different alarm systems would be prohibited. If a rated separation is between the 2 buildings, this would be viewed as 2 different buildings.

ISSUES TO BE RESOLVED:

- Erosion Control Plan
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Possible additional Knox Box
- Zoning Clearance