



MEETING: Site Review Committee
SUBJECT: VU Union
ADDRESS: Valparaiso University

LOCATION: City Hall
DATE: September 19, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Dave Pilz, Engineering Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Tyler Kent, Assistant Planner	(219)-464-2346
Janet Rohde, Building Department	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Media	

PRESENTERS:

Rich Hudson, Bonar Group	
rhudson@bonargroup.com	
Vic Ritter, DO	
vritter@designorg.com	
Daniel Graham, DO	
dgraham@designorg.com	
Andy Frank, M.A. Mortenson Co.	
andy.frank@mortenson.com	
Tom Brown, M.A. Mortenson Co.	
thomas.brown@mortenson.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:

The Site Review Committee met to discuss a proposed new construction of a student union on the campus of 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.

Ritter presented the project currently in the "working drawings" phase. This building is considered more than just a student union since it will be used for faculty and the community as well. The 140,000 sq. ft. building will house the dining hall, recreational student areas, offices, storage, lounges, conference rooms, ballroom, and the campus bookstore. The basement, an additional 60,000 sq. ft., will be used for mechanical equipment and storage with an unfinished area for future development. The Board of Directors has not yet approved this project. There will be entrances on all 4 sides of the building. There will be exterior equipment in the service yard and will be screened on the north side. The building will be constructed of brick and limestone. Hudson commented on the relocation of utilities. The relocation of the water main is currently underway. The new storm sewer will pick up areas and go to the US30 basin. This sewer will also relieve flooding near the tennis courts.

Thrasher inquired about construction phases. Ritter explained that the storm water, water, and excavating plans are complete. He will seek a foundation release for a portion of this project. Ritter will ask for permits in phases.

Pilz will contact Ritter directly for comments on this project once his plan review is complete.

A drainage plan showing the size of the pipeline for the outlet is required. An erosion control plan showing how to minimize the soil leaving the site is required. The plan should also show the construction entrance, gravel drive, and silt fencing.

Pilarski will review the plans for the sanitary sewer system. Hudson explained that there would be no reconstruction of the sanitary sewer. They have been televised and cleaned. Pilarski will send Ritter a Waste Water Survey to be completed.

Brown noted that domestic line, fire suppression, and any irrigation system require backflow protection. Chuck McIntire, Water Department, may be contacted to assist with the interior layout of the water lines.

Martinson explained that a detailed landscape plan is required. A tree survey, noting the existing trees on the property, what is to become of them, and a replacement tree schedule is needed. If there are no trees on the site, a statement on the plan is sufficient. Martinson asked that the developer follow the Recommended Plant List and a Do Not Plant List available on line at www.valparaisoparks.org. Martinson is available to meet with the landscape architect as needed.

A Knox Box or key box system must be instituted. Johnson stated concern about changing Chapel Drive into a pedestrian only pathway. Access is needed especially to the Chapel, which does not have a sprinkler system. Ritter clarified that the walking path will be paved to provide access for emergency vehicles.

Frank inquired about requirements and permits needed to begin construction. Thrasher said that as long as the State of IN will review the plans, the City of Valparaiso will issue appropriate permits. All contractors and subcontractors must be registered with the City. Normal inspections, though more involved, are required throughout construction process.

ISSUES TO BE COMPLETED OR RESOLVED:

- Landscaping plan (with Tree Survey)

- Erosion control plan

- Right-of-way

- Detailed Site Plan

- Sanitary/Sewer

- Backflow Prevention

- Knox Box or Key Box System

- Waste Water Survey

- Site Improvement Permit

- State Design Release

- Building Permit