



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Valparaiso High School Pool Addition
ADDRESS: 2727 Campbell Street
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: February 6, 2018

IN ATTENDANCE:

Tyler Kent, Planning Director tkent@valpo.us	(219) 462-1161
Carley Lemmon, Asst. Planner clemmon@valpo.us	(219) 462-1161
Vicki Thrasher, Building Commissioner vthrasher@valpo.us	(219) 462.1161
Tim Burkman, Engineering Director tburkman@valpo.us	(219) 462-1161
Adam McAlpine, Engineering Dept. amcalpine@valpo.us	(219) 462.1161
Yacoub Aljobeh, Water Reclamation yaljobeh@valpo.us	(219) 464-4973
Mark Geskey, Utilities mgeskey@valpo.us	(219) 462-6174
Tim Stites, Fire Department tstites@valpo.us	(219) 462-8325
Nate McGinley, Public Works Director nmcginley@valpo.us	(219) 462-4612

PRESENTERS:

Don Torrenga, Torrenga Engineering
(219) 836-8918 / don.torrenga@torrenga.com
Dr. Jim McCall, Valparaiso Comm. School Corp.
(219) 531-3000 / jmmcall@valpo.k12.in.us
Todd Van Keppel, Valparaiso Comm. School Corp.
(219) 465-9199 / tvankeppel@valpo.k12.in.us
Michael Rossillo, Gibraltar Design
(317) 580-5779 / mrossillo@gibaltardesign.com
Dion Katsouros, The Skillman Corp.
(219) 472-2282 / dkatsouros@skillman.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Valparaiso High School Pool Addition to be located at 2727 Campbell. 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: This project is a proposed new swimming pool addition at the high school. The pool will be in the southwest corner of the existing high school. There are several sheets in the plans showing demolition. There are a lot of utilities underground that need to be taken out because they will be directly underneath the pool. The construction of the pool will require the loss of part of the parking lot. Torrenga mentioned underground detectives were utilized to locate the utilities and they are confident that the utilities are shown correctly. Torrenga said when the pool needs to have maintenance, the pool will be drained. This will cause the buoyancy of the ground water underneath the pool will cause the pool to raise. Therefore, an underground drainage system with a pump will be installed. The pump will pump the ground water table down and keep the pool from rising when it is drained. The pump will also be used during construction for dewatering purposes. Torrenga said there will be a lot of new concrete tying into the school on the north, swing around on the west side and come back around on the south side. There will be a drop-off area. The natural circulation of the parking lot should not be disturbed.

STAFF COMMENTS:

MCALPINE: McAlpine asked if there will be any storm sewer modifications where the building is being proposed. Torrenga indicated there will be no modifications. The parking lot will be sloped away from the school to drain to an existing basin. McAlpine said with regard to drainage detention is covered with the pond that was built last year. McAlpine requested information on where the roof drains will tie-into the existing drainage system.

MCGINLEY: McGinley conveyed that since this work will be on school property and will not impact public right-of-way, sidewalks or roadway, no comments were presented.

THRASHER: A State Construction Design Release will be required. Thrasher is assuming there will be two submittals to the State, one for the building and one for the pool. Rossillo confirmed the two submittals. Thrasher is aware this project is going through a variance process with the State. All contractors working on the project must be registered with the City. This should be a single permit. It is all new construction and there should be no reason to split it unless there is an alteration to the existing. Katsouros said there may be an alternate for a restroom. Thrasher indicated this can be discussed further. Rossillo said this will be submitted to the State Board of Health.

LEMMON: Lemmon presented no comments.

KENT: Kent mentioned building elevations were not included in the plans and requested the elevations be sent to him electronically. Submittal of a landscape plan is necessary. Kent asked how many parking spaces will be lost. Rossillo said he did not have that information. Kent also asked what the new number for parking spaces will be. Kent asked if there is an overall plan to find new parking spaces. Torrenga said there will be no additional parking. Kent asked how parking will be handled if there is a large event. McCall indicated there is parking available to the north of the pool and the field house. Van Keppel said he did an investigation on parking and the last count taken was on election day knowing there would be more people there than would otherwise be at the school. The parking spaces were less than 50% occupied. There is a significant amount of spaces that currently are not in use on a daily basis. Kent requested they provide the number of spaces that will be lost and the total number of spaces that will be available after construction. Kent said the UDO requires a parking study for high schools. Kent needs to know the overall plan for handling parking for the entire campus. Van Keppel indicated this information can be submitted. Kent asked that they provide the percentage of students who ride the bus versus students who drive their own vehicles. Including the peak hours of parking for events would be helpful. A Zoning Clearance will be required.

STITES: The City follows the 2014 Indiana Building and Fire Codes. It appears the addition will not cause any problems with access. Stites requested that any doors being added be numbered or lettered appropriately. Van Keppel indicated the current numbering/lettering will remain through construction; however, once construction is completed all the doors will be renumbered/re-lettered.

ALJOBEH: The Water Reclamation Department is interested in what is being discharged. It will be necessary to contact the Water Reclamation Department when draining the pool. The Accidental Spill Prevention Plan will need to be revised. Aljobeh asked how many gallons of water the pool will hold. Rossillo said it is just over 750,000 gallons. Aljobeh provided a copy of Chapter 52 for discharge standards.

GESKEY: Geskey said after reviewing the plans the water and sewers are private. Geskey requested they follow the Water Department specifications.

BURKMAN: Burkman asked the purpose of the possible future expansion. Rossillo said there has been discussion about a future civic addition. This would be like a public locker room, restroom, office and conference area to allow people from the community to use the pool. Burkman said there are two sewer lines (a storm line cutting diagonally and a sanitary line running on the northern end) shown under this future expansion. If this is to be an expansion area, Burkman recommended re-running these lines so they are not having to relocate the lines in the future. Burkman said even though the sanitary sewer lines are private, our specifications do require cleanouts anytime there is a bend. On the west end of the facility the cleanout should be placed either where there is a 45-degree bend or bent to where the cleanout is located just outside the building. On the storm side, looking at Structure #1 which is immediately southwest of the future expansion area, Burkman mentioned it might make more sense for the line coming from the northwest corner of the building to tie-into Structure #1 as opposed to having two cuts into the existing manhole. This may be easier from a constructability perspective to have the new manhole made with that core in it as opposed to cutting the existing manhole twice in the same general area. This project will require a Site Permit. A Rule 5 will be required. Mingyan Zhou, Engineering Department will provide comments on the Storm Water Pollution Prevention Plan. Burkman asked what the pavement thickness will be for the parking lot. Torrenga said this information is in the details and will be the same as they have done before.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Building Elevations
- Erosion Control Plan
- Rule 5 Permit
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Revise Accidental Spill Prevention Plan
- Zoning Clearance
- Parking Information