



# Development Review Committee

## Approved Minutes

Pre-Application, PL202100068

Meeting Date: March 30, 2021

Via Web-Ex

### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543  
Laura McCarthy (Fire Prev) 952-563-8965  
Kelly Beyer (Bldg & Insp) 952-563-4519  
Steve Segar (Utilities) 952-563-4533  
Rena Clark (Park & Rec) (952) 563-8890  
Maureen O'Brien (Legal) 952-563-8781  
Megan Rogers (Legal) 952-563-4889

Jason Heitzinger (Assessing) 952-563-4512  
Mike Thissen (Env. Health) 952-563-8981  
Londell Pease (Planning) 952-563-8926  
Rozlyn Tousignant (Eng) 952-563-4627  
Katie Ebert (Public Health) 952-563-8911  
Erika Brown (Police) 952-563-4975

### Project Information:

Project	Construct a mechanical/chiller building for a new air conditioning system for Olson Middle School and Jefferson High School
Site Address	4001 and 4501 W 102 <sup>nd</sup> Street
Plat Name	19 027 24
Application Type	Final Site and Building Plans
Staff contact	Londell Pease – <a href="mailto:lpease@bloomingtonmn.gov">lpease@bloomingtonmn.gov</a> (952) 563-8926
Applicant Contact	Noa Nelson – <a href="mailto:nnelson@woldae.com">nnelson@woldae.com</a> (651) 227-7773
Post Application DRC	No

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter “PL202100068” into the search box.

### Guests Present:

Name	Email
Noa Nelson	<a href="mailto:nnelson@woldae.com">nnelson@woldae.com</a>
Mike Tierney	<a href="mailto:Mike.Tierney@bolton-menk.com">Mike.Tierney@bolton-menk.com</a>

### INTRODUCTION – Londell Pease (Planning)

The information provided is for a 4,320 square foot mechanical chiller plan to serve both Olson Middle/Elementary School and Jefferson High School. The structure would be located at the northeast corner of the middle school. Underground chiller water piping would extend southeast of the new structure to Johnson Avenue, then east under Johnson Avenue and across the track, and then northeast into Jefferson High School. A proposed infiltration area is provided southeast of the structure, across the drive aisle. The building would be 20 feet tall at its highest point with a 9-foot screen wall to screen roof mounted equipment.

**Discussion/Comments:**

**PLEASE NOTE:** Below **is not** a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Renae Clark (Park and Recreation):
  - No comment
- Jason Heitzinger (Assessing):
  - No comment
- Mike Thissen (Environmental Health):
  - Thissen explained the applicant must be mindful of noise issues for neighbors with the cooling tower. Staff will follow-up.
- Kelly Beyer (Building and Inspection):
  - No comment
- Laura McCarthy (Fire Prevention):
  - McCarthy addressed the building's sprinkler system requirements.
  - McCarthy noted staff will work with the applicant on emergency vehicle access.
- Erika Brown (Police):
  - No comment
- Brian Hansen (Engineering):
  - Hansen explained the applicant will need to work with Nine Mile Creek Watershed District on any permitting needs that agency may require.
  - Hansen noted the applicant will need to submit a stormwater management plan.
  - Hansen stated the parking stalls will need to be redesigned to be code compliant.
  - Hansen shared the lot will require platting for a building permit to be issued.
- Steve Segar (Utilities):
  - Segar reminded the applicant to evaluate the potential of the OMS/OES building not having access to water for approximately two weeks.
  - Segar explained that live water taps will be paid for and coordinated with the contractor.
  - Segar recommended the resources on the City website for watermain materials.
- Katie Ebert (Public Health):
  - No comment
- Megan Rogers (Legal):
  - No comment
- Londell Pease (Planning):
  - The proposal appears to meet the City Code standards. Please see the comment summary for additional comments.
  - Primary concern is rooftop unit noise. When an application is submitted, please provide information on noise and design efforts to reduce noise.
  - If Code complying the development could be approved administratively by the Planning Manager. Please contact Planning staff to initiate the case for processing when ready to apply for the final site and building plan review.



# Comment Summary

**Application #:** PL202100068 (PL2021-68)

**Address:** 4001 and 4501 West 102<sup>nd</sup> Street

**Request:** **Construct a mechanical/chiller building for a new air conditioning system for Olson Middle School and Jefferson High School**

**Meeting:** Pre-Application DRC - March 30, 2021

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**NOTE: All comments are not listed below.**  
**Please review all plans for additional or repeated comments.**

**Building Department Review Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

- 1) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code
- 2) Provide a detailed code analysis with the plans.
- 3) SAC review by MET council will be required.

**Fire Department Review Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Sprinkler system requirements will be dependent on the building code occupancy classification and based on the building not physically being attached to existing buildings.
- 2) Maintain emergency vehicle access and circulation throughout the property.

**Utility Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 2) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Meter must be located within 10' of building entry, and within 4' of floor drain.
- 3) Use schedule 40, SDR 26, or better for PVC sewer services.
- 4) Use standard short cone manholes without steps.
- 5) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 6) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.
- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Provide hydrant within 50' of FDC.

- 10) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. See updated specifications on City website.
- 11) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 12) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. Provide insulation if less than 8 feet of cover.
- 16) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. Plan appears to shut off water service to buildings during construction and testing, may require water shut off for extended period. Consider temporary water connection to maintain fire protection.
- 17) See recently updated Bloomington Construction Specifications on website for watermain materials.
- 18) This view has mixed existing and proposed utilities, provide consistent plan. Proposed GVs are confusing.
- 19) Use Bloomington details, see website.
- 20) Provide more detail on pipe bends, this is too vague (typical).
- 21) Move valves onto existing pipe to minimize un-pressure tested pipe (typical)
- 22) Provide table or show anticipated crossing elevations.

**Water Resources Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Pre-treatment of runoff required prior to entering filtration area.
- 2) An erosion control bond is required.
- 3) Show erosion control BMP locations on the plan
- 4) List erosion control maintenance notes on the plan.
- 5) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 6) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 10) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

**Traffic Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Are there new marked parking stalls? If so, the curb line must be modified to provide protection/guidance for drivers passing along this parking area.

**PW Admin Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) This is not a platted lot and will require platting for a building permit to be issued for the new structure.
- 2) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements. The private lines crossing the Johnson Ave ROW.

**Planning Review - Pre-App Contact:** Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) The rooftop units in other locations in the City generated noise complaints. Please provide information regarding the noise levels generated.
- 2) All parking and security lighting plans must be signed by a registered Electrical Engineer or a Lighting Certified (LC) Professional certified by the National Council on Qualifications for the Lighting Professions. (Sec. 21.301.07(b))
- 3) Maximum pole height for lighting is 28 feet, all exterior fixtures must be 90 degree cut-off (U in the B.U.G. rating of 0), and maximum lumen output of 30,000 lumens.
- 4) Landscaping is legally non-conforming for the property. Additional landscaping will be require equal to one tree for each 2,500 square feet and one shrub for each 1,000 square feet of land area disturbed.
- 5) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 6) Exterior materials must meet City Code Section 19.63.08. The proposed materials appear to be complying.
- 7) Property must be platted for the issuance of the building permit.
- 8) Provided the proposed development is fully Code complying, the Final Site and Building Plan is eligible for administrative review.