

HPN HHIC Meeting 11.5.20

Neighbor attendees: Mike Thompson, Stacey Bershod, Alex Zazubec

HH Attendees: Brenda Michaud, Wendy Boyce, Maureen Malone

Agenda:

- Construction Timeline
- Neighborhood Questions

Construction Timeline

- Brenda – goes over details previously reviewed on construction. Restarted at the beginning of October. 58 single beds, levels 5, 6, 7 and mechanical penthouse.
 - Mike – Is the penthouse house stuff that's there now being moved up?
 - Brenda – I don't know the answer to that.
- Brenda shows maps of the construction circle loop, describes the micropiling, tower crane, started removing face of building and that should be done at the end of Dec. Doing exterior building demolition. Should finish in Jan. In summer the tower crane goes up. Structural steel will start shortly after that and we should be done in March 2023.
- Mike – How far is this from the original plan?
- Brenda – Should be 6 months off. We did do micropiling tests (definition can be found on the construction website) and we had a vibration monitoring company come in back in May and they recorded the vibrations and they all came in the zone of "acceptable vibration levels". "One cannot distinguish when they are drilling and when they are not". They were recorded at background levels.
 - Mike – where were they measuring these?
 - Brenda – I don't know exactly where but they are a licensed company and that's all they do. We have reports if there's anyone who wants to review those as well.
 - Mike – I'll make sure the Bellevue neighbors are aware.
- Brenda – Primary access to the construction site will be South Ave. but secondary will be the new emergency entrance on Mt. Vernon.
 - All crews will park off site and be shuttled in M-F. Weekends they park at the South Ave. garage.
 - They are held to the same on campus smoking and pandemic rules as staff. Highland has instructed drivers which roads they should be using because of the weight and any feedback Highland will give it to the contractors pronto.
 - There will be a trailer going in front of the Emergency Department for surge capacity and we do have another construction project where we'll be bringing in a small crane at the main entrance but it will only be there for a number of hours.
 - The new trailer will go where the tent was in front of the Emergency Department.
- Mike – You said that's for surge capacity?
- Brenda – It will get us through the winter months, as the tent would not have gotten us through that.
 - Mike – I saw that Strong has made a pretty permanent building.
 - Brenda – Yes, they have one and they're thinking of building another one.
 - Maureen – Just want to make sure everyone knows it's just for COVID response.
- Mike – Do you have a ton of COVID patients?
 - Maureen – We have the hospitalizations creeping up and we are already at capacity with other patients so we need to add this trailer. We had about 4 or 5 months where normal care was being postponed and so that care is catching up with us.
- Mike – Are you at normal levels for outpatient surgery?
 - Maureen - Yes, we are at about 90-95%.

- Mike – Do you anticipate that would be a buffer for you?
 - Maureen – That would be determined by the state, if surge levels became high enough we would reduce elective surgeries to help with surge capacity in conjunction with the Department of Health.

- Maureen – Highland has recently updated the Facilities website with maps, renderings, and an FAQ, which will continually be updated.
 - Highland also has direct contact information for Brenda, John Grande from LeChase, Wendy and myself on the site.
 - Highland is resuming weekly updates on the Facilities blog. Public Relations is meeting weekly with the construction team and will be posting new updates on Thursdays. Highland is trying to give a look at what's coming in the next few days and a week or two out so you know what's on the horizon.
 - The larger timeline is also on the website. Blog updates will be the primary conduit for information coming from the hospital on things that will impact the neighborhood so we encourage people to sign up.

- Mike – The Mt. Vernon entrance right now – that's supposed to have a gate there eventually, is that correct? And only emergency entrance and exit?
 - Brenda – Into the construction site, yes. There is a gate there now. Occasionally it's open because we go in and out. Highland does not plan to take deliveries on that side.

Neighborhood Questions:

- Mike: Would noise mitigation efforts be the same if they move the penthouse up to the top?
 - Maureen – The sound shouldn't be as tough since it's higher up but I believe HOLT had said they'll be doing the same mitigation efforts.

- Alex – Last time we were concerned about vibrations and there were a lot of them to the point where my wife was afraid and many neighbor homes sustained damage. I think we had 5 rooms had to be refinished because the ceilings had cracks in them and our house was under construction for 6 weeks so. It was a very big deal for us and I forgot to mention our garage had significant cracks in it which had to be repaired and repainted also. So I have to note that when construction first started a few weeks ago and the big backhoe was breaking up the concrete, our house was shaking again and I watched them pull up these big slabs of concrete cause they were picking them up and dropping them and then hammered them to break them into pieces. Our house was shaking a lot that day. There was a way to do that process that didn't create vibrations. They should have brought in jackhammers. Maybe if there's some sensitivity to how it goes on they could modify the process to mitigate the vibration.
 - Brenda – We meet frequently so we will have some conversations with our contractors about what we can do differently.

- Alex – Last time, the hospital paid for all of our damages and the hospital probably paid for 25-30 grand in repairs so I'm guessing based on the number of hours but I should also mention that we were extremely inconvenienced during that time period but I would like to avoid it if possible.
 - Brenda – I apologize that that happened and I will do everything in my power to make sure that doesn't happen again.

- Alex – I was a participant last time so I brought it up in advance that we would like to be compensated and I believe that's the only reason our house got fixed so I'm bringing it up again in advance so hopefully there will be some type of agreement that if there is damage, it will get fixed one way or another.

- Mike – in previous construction at the hospital, there's a vein of rock or something that connects to different houses near the hospital. My neighbors had damage years ago. So that's why I asked about the monitoring. In fact, there might be some vibration that happens further away from the site. Historically this has happened a few times.

- Alex – We have a stone house and it's not as flexible as a stick frame home so that might be a factor and then location. I've considered having an engineering firm come in to assess my house before they even do this work at the hospital. I have a crack that's over an inch wide and I keep thinking "is this wall going to collapse at some point". Since the construction started, the north corner of our basement is leaking more.
 - Maureen – Please reach out if you have any other questions and the website has all of our contact information on it should you run into any concerns.

Next meeting : Date TBD at 5:30 p.m. via zoom