

VILLAGE OF RIDGEWOOD
 PLANNING BOARD
 TUESDAY, FEBRUARY 2, 2010
 COMMENCING AT 8:44 P.M.

.....
 IN THE MATTER OF: :
 VALLEY HOSPITAL : TRANSCRIPT OF
 PRESENTATION ON H-ZONE : PROCEEDINGS

B E F O R E :

VILLAGE OF RIDGEWOOD PLANNING BOARD
 THERE BEING PRESENT:

- DAVID NICHOLSON, CHAIRMAN
- DAVID PFUND, MAYOR
- ANNE ZUSY, COUNCILWOMAN
- JIM BOMBACE, FIRE CHIEF
- ALBERT PUCCIARELLI, MEMBER (RECUSED)
- MORGAN HURLEY, MEMBER
- ANNE WARD, MEMBER
- TOM RICHE, ALTERNATE MEMBER
- CHARLES NALBANTIAN, ALTERNATE MEMBER

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 CERTIFIED COURT REPORTERS
 P.O. BOX 505
 SADDLE BROOK, NEW JERSEY 07663
 (201) 641-1812
 (201) 487-0036 FAX
 laccsr2@aol.com

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I N D E X

S P E A K E R S :

LAURENCE W. KELLER, P.E.	10
Questions by the Board:	29
RAYMOND SKORUPA	43
Questions by the Board:	71

E X H I B I T S

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>EVID.</u>
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(NO EXHIBITS MARKED)

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A L S O P R E S E N T :

- BLAIS BRANCHEAU, PP, VILLAGE PLANNER
- CHRIS RUTISHAUSER, PE, VILLAGE ENGINEER
- BARBARA CARLTON, RECORDING SECRETARY
- RAYMOND SKORUPA, Medical Planning and Research International
- LARRY KELLER, Whitestone Associates

A P P E A R A N C E S :

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.
 BY: GAIL PRICE, ESQ.
 50 Tice Boulevard
 Woodcliff Lake, New Jersey 07677
 Counsel for the Planning Board

CHARLES C. COLLINS, JR., ESQ.
 135 Prospect Street
 Ridgewood, NJ 07450
 Counsel for The Valley Hospital

CHAIRMAN NICHOLSON: While we are getting organized, let's note that Mr. Pucciarelli has recused himself on the H-Zone issue and is leaving us.

Good night.

(Whereupon, Mr. Pucciarelli is recused and has left the hearing room.)

CHAIRMAN NICHOLSON: For the benefit of the members of the public who are with us tonight, let me just recap where we are in our consideration of the H-Zone Master Plan Amendment, because it has been some time since it was on our agenda.

00:-11

You may recall that in the late spring of 2009, in the midst of our public hearing session relative to our H-Zone amendment, the Board decided to suspend the public testimony and engage a hospital planning consultant, and we subsequently engaged Mr. Skorupa, who is here with us tonight, who gave us a preliminary report on his findings in the fall. And subsequent to that presentation, there had been conversations between he, the Board's professionals, and the Hospital's professionals, and that conversation led the Board to the conclusion that the engagement of an additional specialist was required, and we did so by engaging Whitestone, who has

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00:-10 1 expertise in geotechnical matters, to opine on
 00:-10 2 several matters that were raised in Mr. Skorupa's
 00:-10 3 report.
 00:-10 4 So on our agenda tonight is to hear
 00:-10 5 from both gentlemen on their preliminary reports, and
 00:-10 6 at the end of the evening it is our hope that we can
 00:-10 7 move forward to public hearing, where those reports
 00:-10 8 are formally presented, and we will then get back
 00:-10 9 into the process that we left off with late last
 00:-10 10 spring.
 00:-10 11 So gentlemen --
 00:-10 12 MS. PRICE: I think it's me first.
 00:-10 13 CHAIRMAN NICHOLSON: You first, very
 00:-10 14 well.
 00:-10 15 MS. PRICE: Just by further
 00:-09 16 amplification and elaboration on what Chairman
 00:-09 17 Nicholson said, this evening we're going to just get
 00:-09 18 back up-to-speed in terms of where we were, and then
 00:-09 19 have Mr. Keller first take us through some
 00:-09 20 geotechnical background on the site, and then we'll
 00:-09 21 go back to Mr. Skorupa on the overall planning issues
 00:-09 22 relative to the hospital layout and where we were
 00:-09 23 when we heard some initial recommendations following
 00:-09 24 his review of what the hospital layout plan was, as
 00:-09 25 well as the Master Plan language itself.

00:-09 1 The Board has before it draft copies of
 00:-09 2 reports from two professionals for the Board, as well
 00:-08 3 as some larger-sized plans that have been provided to
 00:-08 4 us by the Hospital. And I think that both of our
 00:-08 5 experts are going to refer to certain of these
 00:-08 6 layouts, not in terms of what the layouts profess to
 00:-08 7 be vis-a-vis Valley's intentions, because Valley will
 00:-08 8 have the opportunity to fully address what they feel
 00:-08 9 they can do or not do on the site, but I just want to
 00:-08 10 acclimate the public and the Board as to where we
 00:-08 11 are.
 00:-08 12 On the screen, what is shown is the
 00:-08 13 original Phase I layout for the site. And that will
 00:-08 14 show, if you start south to north on Linwood Avenue,
 00:-07 15 the proposed one story above, one story at grade, and
 00:-07 16 then the garage, then the Phillips Garage. The
 00:-07 17 Linwood Garage is 865 cars, the Phillips Garage at
 00:-07 18 815. And that's at three stories above, one story at
 00:-07 19 grade, two stories below.
 00:-07 20 And then moving forward, towards the
 00:-07 21 north, the plan shows the four story plus penthouse.
 00:-07 22 The plans shows a 47-foot setback along Van Dien that
 00:-07 23 was discussed, together with the 10-foot easement
 00:-07 24 area along Linwood, and the setback along there.
 00:-06 25 Off-loading was also shown in the

00:-06 1 northeastern corner of the North Building property.
 00:-06 2 So that's the plan that we looked at
 00:-06 3 and we discussed and was before the Board, was before
 00:-06 4 the public at the hearings. And so then we'll be
 00:-06 5 referring to that.
 00:-06 6 What's also been reviewed and what will
 00:-06 7 be referred to is what's shown as five story proposed
 00:-06 8 Phase I. And the difference here -- Ray, could you
 00:-06 9 just flip to the five story Phase I. Oh, all right,
 00:-06 10 you want to go back for a second.
 00:-06 11 This is the bird's eye of what I just
 00:-06 12 detailed.
 00:-06 13 MR. SKORUPA: Gail, the sequence is
 00:-06 14 four story -- okay.
 00:-06 15 MS. PRICE: But this is the phase,
 00:-05 16 okay. That's the bird's eye.
 00:-05 17 And that's the bird's eye of Phase II
 00:-05 18 for the four story original.
 00:-05 19 Okay. So now let's go to the
 00:-05 20 five story.
 00:-05 21 All right. So the five story, the
 00:-05 22 difference here is that you start, once again, south
 00:-05 23 and move in a northerly direction. The Linwood
 00:-05 24 Garage is now one story at grade, two stories below,
 00:-05 25 661 cars. Phillips is three stories above, one story

00:-05 1 at grade, two stories below, 822 cars. And then the
 00:-05 2 North Building, five stories plus penthouse.
 00:-05 3 If you go on the western side of the
 00:-04 4 North Building, there is a green roof area, which is
 00:-04 5 depicted out towards Van Dien, in front of the North
 00:-04 6 Building. And the setback to the North Building at
 00:-04 7 that point has been increased to the building from
 00:-04 8 47 feet to 120 feet. So that's the setback
 00:-04 9 differential at that location.
 00:-04 10 MAYOR PFUND: But there's one level at
 00:-04 11 47 feet, is that what you're saying, and then a green
 00:-04 12 roof?
 00:-04 13 MS. PRICE: Correct.
 00:-04 14 MAYOR PFUND: The building still comes
 00:-04 15 out 47 feet, but without the height?
 00:-04 16 MS. PRICE: Right. And in the back
 00:-04 17 there's a green roof area, as well as there's a green
 00:-04 18 roof internal. And Ray will go through this in
 00:-04 19 greater detail, but in the rear there's a green roof
 00:-04 20 area as well as a screen wall which now shields, on
 00:-04 21 this layout, the entire trucking area in the back,
 00:-04 22 which on the prior plan had been a much more open
 00:-03 23 area. So that trucking area is now covered by that
 00:-03 24 green roof, and there is a green landscape berm with
 00:-03 25 an acoustical barrier wall shown along that entire

00:-03 **1** area, where on the screen it's being shown there,
 00:-03 **2** that entire length. So that northeastern corner has
 00:-03 **3** been treated differently.
 00:-03 **4** And so the bird's eye view of this
 00:-03 **5** layout is there, and then that space too of this
 00:-03 **6** plan.
 00:-03 **7** The green roof, though, the actual
 00:-02 **8** building comes -- let me just explain that. The
 00:-02 **9** building was rotated around on the side.
 00:-02 **10** Ray, can you just move the cursor over
 00:-02 **11** to the side closest to the -- yes. The building was
 00:-02 **12** moved on the northern side to be able to increase the
 00:-02 **13** buffer on Van Dien. So the building, itself, was
 00:-02 **14** moved out of the setback, along the Van Dien section,
 00:-02 **15** and there's a one-story building on the side, on the
 00:-02 **16** northern side.
 00:-02 **17** MAYOR PFUND: So on Van Dien it is
 00:-02 **18** 120 feet with the setback?
 00:-02 **19** MS. PRICE: Right.
 00:-02 **20** MAYOR PFUND: Got you. Thanks.
 00:-02 **21** MS. PRICE: And on this particular
 00:-02 **22** plan, there's an increased green area along Linwood
 00:-02 **23** as well with the parking.
 00:-02 **24** So that's it in a nutshell, far from
 00:-02 **25** being a lot of details, and I don't want to put a lot

00:-01 **1** of details in play at the moment, because we'll talk
 00:-01 **2** about some of the individual things that were
 00:-01 **3** reviewed and hear from Ray.
 00:-01 **4** One of the things that the Board wanted
 00:-01 **5** to look at, having heard from Ray several months ago
 00:-01 **6** and hearing about the underground parking concept and
 00:-01 **7** issues related with that was: A; are there geotech
 00:-01 **8** concerns on this site? If there are, what is the
 00:-01 **9** extent of those geotech concerns? Are they limited
 00:-01 **10** to drainage issues? Will they affect the foundations
 00:-01 **11** of the buildings? Are they on-site, are they
 00:-01 **12** off-site? There are a whole realm of issues that
 00:00 **13** could come into play.
 00:00 **14** To that end, Whitestone Associates was
 00:00 **15** retained. Mr. Keller is here, and he's had an
 00:00 **16** opportunity to review all of the information that was
 00:00 **17** has been prepared and supplied to date, including
 00:00 **18** going back since when we started.
 00:00 **19** Larry, for purposes of the members of
 00:00 **20** the Board who have not met you and the members of the
 00:00 **21** audience, maybe you could just give a little bit of
 00:00 **22** background about yourself and about the firm.
 00:00 **23** MR. KELLER: Sure.
 00:00 **24** My name is, again, Larry Keller. I'm
 00:00 **25** with Whitestone Associates. We're an environmental

00:00 **1** geotechnical firm. I'm the director of geotechnical
 00:00 **2** engineering at Whitestone.
 00:00 **3** I have a bachelor's of civil
 00:00 **4** engineering from Penn State. I have a master's in
 00:00 **5** environmental from Johns Hopkins.
 00:00 **6** I've been practicing 17, 18 years now.
 00:00 **7** And I have testified and been accepted in front of
 00:00 **8** various boards. And I work with various boards in
 00:00 **9** the area of Hillsdale, I think is one that's close
 00:00 **10** by.
 00:00 **11** Can everyone hear me all right?
 00:00 **12** COUNCILWOMAN ZUSY: I think you need to
 00:00 **13** speak up.
 00:00 **14** MR. RICHE: Is the light on on the mic?
 00:00 **15** MR. KELLER: Yes, it is on.
 00:00 **16** CHAIRMAN NICHOLSON: Hold it close to
 00:00 **17** your mouth, please.
 00:00 **18** MS. CARLTON: The hand-held is out
 00:00 **19** there too on the table. The hand-held is out there
 00:00 **20** on the table.
 00:01 **21** MR. KELLER: All right. I'll take it
 00:01 **22** from the top. My name is Larry Keller. I am the
 00:01 **23** director of geotechnical engineering at Whitestone
 00:01 **24** Associates. We're an environmental/geotechnical
 00:01 **25** consulting engineering firm.

00:01 **1** I have a bachelor's of civil
 00:01 **2** engineering from Penn State, a master's of
 00:01 **3** environmental engineering from Johns Hopkins.
 00:01 **4** I've been practicing 18 years, and I
 00:01 **5** have been providing support for boards similar to
 00:01 **6** yours, such as up in Hillsdale. I've done work for
 00:01 **7** the board in Princeton.
 00:01 **8** And we've had a chance to take a look
 00:01 **9** at The Valley's Renewal plan. And I'm here tonight
 00:01 **10** to give you some of my thoughts and talk to everybody
 00:01 **11** else about it.
 00:01 **12** If there's any other questions anybody
 00:01 **13** has right now? If not, I'll go to the presentation.
 00:01 **14** MS. PRICE: Okay.
 00:02 **15** MR. KELLER: The discussion tonight is
 00:02 **16** primarily below grade structures.
 00:02 **17** I've taken a look at some of the
 00:02 **18** Hospital's geotechnical consultant's information.
 00:02 **19** There's been a number of test borings, subsurface
 00:02 **20** information generated to the site. I reviewed
 00:02 **21** various geotechnical reports dating back to PS&S back
 00:02 **22** in the '90s, and as far as recently there's CMX, and
 00:02 **23** Schoor DePalma has quite a bit of information. So
 00:02 **24** we're going to discuss the subsurface conditions of
 00:02 **25** the site.

00:02 1 The existing conditions, when I say
 00:02 2 "existing conditions," I go through it, this is
 00:02 3 obviously early in the planning stages, from the
 00:02 4 information that I've seen. So if I say something is
 00:02 5 at elevation 85, it might be 85.6 somewhere else in
 00:02 6 the documents, but it's generally close enough.
 00:02 7 There's some subsurface construction
 00:03 8 concepts that I'll talk about, below grade
 00:03 9 design/construction considerations. There's been
 00:03 10 substantial, we could say "substantial," but there's
 00:03 11 been some discussion on adding levels below grade. I
 00:03 12 think that's one of the planning objectives, to get
 00:03 13 as much below grade as possible.
 00:03 14 I'll touch on the stormwater
 00:03 15 management, and we'll wrap it up.
 00:03 16 So the subsurface conditions at the
 00:03 17 site are basically glacial soils overlying sandstone
 00:03 18 bedrock. It's common in the area. There's some
 00:03 19 cobbles to it, but it's generally granular, sandy
 00:03 20 soil.
 00:03 21 The top of bedrock varied, somewhere
 00:03 22 between elevation 85 closer to Van Dien, and then
 00:03 23 there's a little below elevation 60 in the
 00:03 24 northeastern site area.
 00:03 25 Groundwater varies as well, from

00:03 1 elevation 88 to 81. CMX had recommended at one point
 00:04 2 the design elevation of 90 feet amsl, which means
 00:04 3 above median sea level.
 00:04 4 There are wells that recently have been
 00:04 5 installed, so the groundwater information will
 00:04 6 change. I would expect that the Hospital would come
 00:04 7 back with some additional information.
 00:04 8 This is a bedrock subsurface contour
 00:04 9 map. What I tried to do is give you some colors, I
 00:04 10 figured it would be hard to read from where you were,
 00:04 11 but if you take a look at the top of the page,
 00:04 12 there's the red, which represents bedrock in the area
 00:04 13 of 80 to 85. There's a yellow zone running through
 00:04 14 the site that's about 70 to 75. And then below 70 is
 00:04 15 green, which is on the northern portion of the site.
 00:04 16 The way these maps are laid out, their
 00:04 17 north is to the right.
 00:04 18 So you can see how it grades from the
 00:04 19 site, there's a couple of knolls, when I say a
 00:05 20 bedrock knoll at 85, adjacent to Van Dien, central
 00:05 21 site west, and then the low elevation in the
 00:05 22 northeast.
 00:05 23 All right. The existing ground surface
 00:05 24 ranges from about 105 to elevation 100. So just
 00:05 25 taking a step back and looking at that in terms of

00:05 1 bedrock depth, on the east side you're at 100, and
 00:05 2 the northeast bedrock was around elevation 60 at the
 00:05 3 lowest, it's a 40-foot depth the bedrock.
 00:05 4 Next to Van Dien, where you have
 00:05 5 elevations, the bedrock is high as 85, the ground
 00:05 6 elevation is again between that 100 and 105 level, so
 00:05 7 you're looking at about a 20-foot depth of bedrock.
 00:05 8 If I'm going too fast, I see some folks looking up.
 00:05 9 Okay. So The Valley Hospital property,
 00:06 10 it currently has two below-grade structures, there's
 00:06 11 a 195x445 feet long southern parking garage, the
 00:06 12 Linwood Garage.
 00:06 13 Based on the information that we've
 00:06 14 been able to review, it looks like the elevation is
 00:06 15 at 94 feet for the upper, for the first below grade
 00:06 16 level, and 85 for the second below grade level on the
 00:06 17 southern portion of the site.
 00:06 18 Now, when you take a look at the
 00:06 19 northern portion of the site, it's 390 feet long, and
 00:06 20 then it tapers from 230 on the west to about 150 on
 00:06 21 the east. You have one below grade floor at
 00:06 22 elevation 95, plus or minus.
 00:06 23 So the subsurface construction concepts
 00:06 24 that we've touched on in the beginning of this
 00:06 25 presentation, I think Gail went through, there's a

00:07 1 new North Building, a West Building, a South
 00:07 2 Building. And the conceptual North and West
 00:07 3 Buildings are considering two below grade levels,
 00:07 4 with an upper level at 89 and a lower level at 75.
 00:07 5 And I have a couple of slides to kind
 00:07 6 of illustrate this a little bit better, I know I'm
 00:07 7 just running through numbers right now, but hopefully
 00:07 8 that will help you visualize it.
 00:07 9 The bottom of the conceptual North and
 00:07 10 West Buildings foundations is estimated to be as low
 00:07 11 as elevation 69. That information was provided to us
 00:07 12 by the project architect.
 00:07 13 And the new Phillips Garage and
 00:07 14 possibly the new South Building are also considered
 00:07 15 two levels below grade.
 00:07 16 So what are our greatest considerations
 00:07 17 below grade? It boils down to three. It's where the
 00:07 18 groundwater is, where the bedrock is, and excavation
 00:08 19 support/shoring. Whenever you're going to look at
 00:08 20 construction below grade, and I've mentioned this in
 00:08 21 some of the previous meetings, this is where the bulk
 00:08 22 of the focus is.
 00:08 23 So in terms of groundwater, looking at
 00:08 24 that first, during construction you're going to have
 00:08 25 to dewater, and then once you get in, after

00:08 1 construction is over with, then you have to deal with
 00:08 2 the groundwater and the pressures on the building,
 00:08 3 how you're going to handle the groundwater that can
 00:08 4 seep into the building.

00:08 5 During construction, there's sump pumps
 00:08 6 for shallower excavations, lower seepage rates, and
 00:08 7 the deeper you go, the farther below the groundwater
 00:08 8 table, you typically see extraction wells, a series
 00:08 9 of wells that have been constructed around an
 00:08 10 excavation. The water is pumped out, and that's how
 00:08 11 the water is lowered so it doesn't get into your
 00:08 12 excavation.

00:08 13 After construction, you have a building
 00:08 14 in place, you have to waterproof the building or
 00:09 15 lower the groundwater table below the building.
 00:09 16 Those are typically your options. A lot of times
 00:09 17 what you'll see is a combination of both, because it
 00:09 18 can be expensive to try to resist water pressure. So
 00:09 19 you'll artificially lower the groundwater to a
 00:09 20 certain level, and then you'll apply waterproofing
 00:09 21 and so forth to resist the rest.

00:09 22 The one thing that I haven't seen with
 00:09 23 groundwater so far is that there are going to be some
 00:09 24 excavations as far as 17 feet below the groundwater
 00:09 25 table, based on two levels below grade. That's a lot

00:09 1 of water to deal with, especially for these large,
 00:09 2 open excavations. There hasn't been a lot of
 00:09 3 discussion to this point on how that water would be
 00:09 4 handled, where it would go, what impacts it would
 00:09 5 have when you start to draw that water from
 00:09 6 somewhere.

00:09 7 So I think that part of this plan needs
 00:09 8 to have an assessment of the quantity and quality of
 00:10 9 the groundwater to be pumped, regardless if it's
 00:10 10 one-story below grade, two or three. I think that's
 00:10 11 an assessment that would be worthwhile to know now,
 00:10 12 rather than when you're under construction and you
 00:10 13 have nowhere to put it.

00:10 14 All right. And here's one of the
 00:10 15 illustrations that I talked about, this is a little
 00:10 16 difficult to see, but this is looking at the North
 00:10 17 Building. I don't know if this can help, but this is
 00:10 18 the bottom of mat slab foundation, it's elevation 69,
 00:10 19 and you have groundwater that was encountered in some
 00:10 20 of the borings right now at an elevation of about
 00:10 21 17 feet above 69, so that puts us at 86, right here
 00:10 22 (indicating).

00:10 23 The design elevation may be a little
 00:10 24 higher than that. There are, as I said in the
 00:10 25 beginning, some additional wells that are being

00:11 1 installed to try to refine that groundwater table and
 00:11 2 issue. And this would be a two story below grade
 00:11 3 concept.

00:11 4 And, like I said previously,
 00:11 5 installation of pumps to lower the groundwater table
 00:11 6 to get it away from the building is also going to
 00:11 7 draw it from somewhere else. When you draw it from
 00:11 8 somewhere else, a lot of times the radius of the
 00:11 9 influence of that pumping action can be hundreds of
 00:11 10 feet, if not more. And what ends up happening is
 00:11 11 when you lower the groundwater table, soil that at
 00:11 12 one point was floating in the groundwater, the
 00:11 13 groundwater is lowered, the soil is now heavy and
 00:11 14 saturated, it's no longer floating, and it can induce
 00:11 15 settlement in structures that are within that radius
 00:12 16 of influence.

00:12 17 So some additional attention to
 00:12 18 groundwater pumping and how it is going to be handled
 00:12 19 needs to have a little bit of focus.

00:12 20 The current planning doesn't identify
 00:12 21 groundwater control impacts, the radius of influence,
 00:12 22 discharge location, quantity and quality of water.

00:12 23 Moving on to bedrock, the site bedrock
 00:12 24 is primarily sandstone. It's a conglomerate. The
 00:12 25 core boring data indicated rock recovery of

00:12 1 82 percent, which means every time rock was sampled,
 00:12 2 it's typically sampled in five-foot runs, they drove
 00:12 3 five feet at a time, and 82 percent of it came back,
 00:12 4 which is pretty good. All in all, the rock quality
 00:12 5 was at 60 percent. The UCC tests means the
 00:12 6 Unconfined Compressive Strength test. They range
 00:13 7 from about 3,500 to 5,700, which is similar to
 00:13 8 concrete; however, in terms of rock mechanics, that's
 00:13 9 a soft rock.

00:13 10 At the end of the day, what all these
 00:13 11 numbers and statistics mean to me is that it's fairly
 00:13 12 continuous rock, it's fairly solid; however, it can
 00:13 13 be excavated.

00:13 14 When I look at the bedrock elevations
 00:13 15 and some of the concepts right now, the majority of
 00:13 16 the lowest below grade levels, conceptual hospital
 00:13 17 buildings, the parking garages, are positioned above
 00:13 18 the bedrock to the extent that it's feasible. Again,
 00:13 19 there are some knolls in the northern portion of the
 00:13 20 site, the western portion of the site, but for the
 00:13 21 most part that's where the current concepts are
 00:13 22 showing the base of the buildings.

00:13 23 Excavation of bedrock requires a
 00:13 24 greater effort, it may be slower compared to
 00:14 25 excavation of unconsolidated earth. However, bedrock

00:14 1 is excavated by drilling and blasting, ripping with a
 00:14 2 bulldozer and fracturing with a pneumatic hammer. I
 00:14 3 am sure everybody has seen one of these pneumatic
 00:14 4 hammers. Beating on rock continuously, it can get a
 00:14 5 little monotonous. Then there are other methods,
 00:14 6 expansive chemicals and so forth.

00:14 7 The site's bedrock-quality and strength
 00:14 8 data indicate that you could rip it, you wouldn't
 00:14 9 necessarily have to blast it. In smaller trench
 00:14 10 excavations, yeah, maybe you'll get into a little
 00:14 11 more difficulty excavating, but when you have a
 00:14 12 wide-open excavation for a basement, what I've seen
 00:14 13 in the area is that you can rip it or you could blast
 00:14 14 it, to speed things up.

00:14 15 Now, I understand the Village typically
 00:14 16 would not want to have blasting, but controlled
 00:15 17 blasting, it has happened, it does occur in developed
 00:15 18 areas. If the charges are small and it helps -- the
 00:15 19 benefit to that is you can excavate faster, and it
 00:15 20 may allow for a condensed construction schedule.

00:15 21 The flip side of that is whenever you
 00:15 22 blast, you have vibration issues, you have sounds,
 00:15 23 and it can be heard for quite a distance. What that
 00:15 24 distance is depends on, a lot of times you look at a
 00:15 25 scale distance, what that means is the size of the

00:15 1 charge that you're going to use, the delays in the
 00:15 2 charge, and so forth.

00:15 3 So if you do get involved with
 00:15 4 blasting, one of the things that you want to do is
 00:15 5 you want to have a pre-blast survey and a post-blast
 00:15 6 survey. And what I would expect or what we've done
 00:16 7 in the past is, prior to construction, you have a
 00:16 8 baseline survey of residences within that scale
 00:16 9 distance. You go through construction, and then you
 00:16 10 have a similar survey at the end.

00:16 11 And you would also have some vibration
 00:16 12 monitoring in place during the blasting. And what
 00:16 13 the vibration monitoring allows you to do is you can
 00:16 14 measure peak particle vibrations, and there's
 00:16 15 correlations between the vibration, the frequency,
 00:16 16 and what type of damage it can do. So if you exceed
 00:16 17 a threshold limit, you can back off your method of
 00:16 18 blasting.

00:16 19 In the third below grade
 00:16 20 consideration --

00:16 21 MS. PRICE: Before you go forward, on
 00:16 22 that pre and post interior and exterior survey of
 00:16 23 adjacent structures, can you just elaborate on that a
 00:17 24 little bit as to what you've seen or what you made --

00:17 25 MR. KELLER: What we've done, the way

00:17 1 it's typically done is you go to every structure, you
 00:17 2 go through every room of every structure, you take a
 00:17 3 picture of every wall, every crack, every crevice,
 00:17 4 and you have a record, and if there is an existing
 00:17 5 crack, you may put a crack marker on it just to see
 00:17 6 if there's any movement during blasting.
 00:17 7 At the end of the day, at the end of
 00:17 8 the construction, at the end of the blasting,
 00:17 9 whenever that may be, you go back through those same
 00:17 10 roads, same locations, you take a picture again, and
 00:17 11 you see where you ended up. That's one way it's
 00:17 12 addressed.

00:17 13 Gail, does that answer what you were
 00:17 14 looking for?

00:17 15 MS. PRICE: Yes.

00:17 16 MR. KELLER: All right.

00:17 17 The third item for below grade
 00:18 18 consideration was the excavation support and shoring.
 00:18 19 Conceptual excavations for the lower-most levels of
 00:18 20 Phillips Garage and the North and West Buildings will
 00:18 21 be about 25 to 35 feet deep. These excavations
 00:18 22 obviously will have to be shored, braced. There's no
 00:18 23 room on this site for general laid back excavation.
 00:18 24 OSHA requirements, if it was a sandy soil, you may
 00:18 25 have a 1:1 back slope or a 1.5:1, so if you're 25

00:18 1 feet down, you'd have to be 25 feet back from the
 00:18 2 face of the excavation. There's not a lot of room on
 00:18 3 this site to do that, so you would need some type of
 00:18 4 shoring, you would need some type of bracing.
 00:18 5 Typically what you see in this type of construction
 00:18 6 is called top-down construction, where you start the
 00:18 7 excavation from the top and you work your way down,
 00:18 8 you end up with some type of soldier pile and landing
 00:19 9 system that would be tied back into the soil. I got
 00:19 10 an illustration of that.

00:19 11 And this is a cross section along the
 00:19 12 rear property line looking north. This would be the
 00:19 13 proposed North Building, first floor elevation, 105;
 00:19 14 basement, 89; sub-basement 75; a mat elevation of 69.

00:19 15 There's a pinch point in the northeast
 00:19 16 corner that is about 20 feet from the property line.
 00:19 17 And to install this wall, you would first excavate
 00:19 18 down to this first bracing line, and then you would
 00:19 19 install the tieback. This is the tieback. And the
 00:19 20 important thing about the tieback is it needs to be
 00:19 21 outside of this -- this is the potential failure
 00:20 22 surface; it needs to be outside of that before it can
 00:20 23 start the work. Obviously if you tied back into this
 00:20 24 area here, the whole face would just fall forward.
 00:20 25 So you need to be behind.

00:20 1 There's a couple of ways of doing that,
00:20 2 a lot of times you'll see somewhat of a shallow
00:20 3 angle, maybe 15 to 20 degrees, you can't have this
00:20 4 thing very steep. It would be difficult, though, to
00:20 5 make it straight to the bedrock in some of these
00:20 6 pinch point locations.

00:20 7 So you could shore from the inside with
00:20 8 breakers. It slows down construction, it's difficult
00:20 9 to do, so it's a trade-off; you're either potentially
00:20 10 crossing the property line or you're working inside.

00:20 11 In terms of adding levels below grade,
00:20 12 we've looked at some of the considerations, the
00:20 13 bedrock, the groundwater, the shoring. The current
00:20 14 hospital concepts indicate two levels below grade.
00:21 15 The planning objectives suggest consideration of
00:21 16 additional levels below grade.

00:21 17 We could look at each building
00:21 18 individually. What I've done is I've looked at the
00:21 19 Phillips Garage, it's a better case example, and it's
00:21 20 similar to if you took a look at the West Building,
00:21 21 the North Building, et cetera anytime you're going to
00:21 22 excavate another level below grade, you've got more
00:21 23 soil, you got more trucks to deal with, so we can
00:21 24 take that across some of the other buildings.

00:21 25 So the option of adding a third lower

00:21 1 level to the conceptual Phillips Garage, it's been
00:21 2 discussed. Torcon has indicated about 15,000 cubic
00:21 3 yards of rock removal, and I think that was prior to
00:21 4 some of the latter boring data that we just received
00:21 5 at the end of January. Torcon has also indicated
00:21 6 2,300 trucks would be necessary to remove the soil
00:21 7 and rock, if you added the third level to the
00:21 8 Phillips Garage, with a duration of about 14 months.

00:22 9 Based on the current data, it looks
00:22 10 like it would be a little bit less rock, but where
00:22 11 it's less rock, still that rock is now replaced by
00:22 12 soil. So when I looked at it with the new data, it's
00:22 13 about 8,700 cubic yards of rock, about 580 trucks.
00:22 14 That's not to say that 2,300 trucks that Torcon has
00:22 15 estimated doesn't exist, because now instead of rock
00:22 16 it's soil.

00:22 17 I think it could be done in about two
00:22 18 to three months, from the rock excavation standpoint.
00:22 19 You would still have to install shoring, you would
00:22 20 still have to dewater, and the soil removal isn't the
00:22 21 only part that happens, but you would have to stage
00:22 22 your construction process to shorten the schedule as
00:22 23 far as you could.

00:22 24 This is a cross section of the Phillips
00:22 25 Garage. The red is the bedrock. It's about -- well,

00:22 1 let's look at the sub basement elevation is about 86,
00:23 2 you have a 74, this would be an additional lower
00:23 3 level. And you're really getting into the rock, the
00:23 4 wedge of it, about half the Phillips Garage.

00:23 5 And I've got some calculations that you
00:23 6 could run through, how we came up with what the
00:23 7 quantity was. There's a bulking factor in there that
00:23 8 you have to consider. When the soil is in place,
00:23 9 it's about as dense as it's going to be. When you
00:23 10 pull it out of the ground, it loosens, there's more
00:23 11 void space, you have more trucks. This type of rock
00:23 12 will bulk 30 to 40 percent. We used 30 percent here.

00:23 13 So adding a third lower level to the
00:23 14 Phillips Garage, it's technically feasible, you can
00:23 15 excavate the rock, you can design enough pumps to
00:23 16 dewater, you can place shoring, there's no question
00:23 17 about that, it can be done. It wouldn't be
00:23 18 monumental or it would not be groundbreaking to say
00:24 19 that it hasn't been done before. However, adding
00:24 20 that third lower level, it imposes substantial
00:24 21 construction efforts, it certainly adds length to the
00:24 22 construction schedule. Part of these are just all
00:24 23 those considerations we just went through, the
00:24 24 excavation of bedrock, the implementation of
00:24 25 temporary and permanent groundwater control, and in

00:24 1 the case of the Linwood Garage, if we went back to
00:24 2 the bottom elevation of the Linwood Garage, it would
00:24 3 still be a floor higher than adding for a sub floor
00:24 4 to the Phillips Garage. So in that case, you'd have
00:24 5 to now underpin the garage. And then also the third
00:24 6 level would add additional truck traffic, you'd have
00:24 7 to haul material off-site, you have impacts to the
00:24 8 pavements, you'd lessen the lives. But at the end of
00:25 9 the day, the third level would more closely meet
00:25 10 planning objectives.

00:25 11 And then this is more of a sidenote on
00:25 12 stormwater management. There is one plan, and I
00:25 13 apologize that I cannot reference the exact plan, but
00:25 14 there was a box drawn for stormwater management in
00:25 15 the northeastern portion of the site.

00:25 16 I think with all the dewatering and all
00:25 17 of the limited -- I shouldn't say all of the limited
00:25 18 site area -- there hasn't been any discussion that
00:25 19 I've seen on stormwater management. You would think
00:25 20 if you're going to add green space, you would
00:25 21 probably reduce some of the impervious. I'm not a
00:25 22 stormwater expert, but the only reason that I bring
00:25 23 it up is because if you have a large stormwater basin
00:25 24 or an infiltration facility next to a dewatering
00:25 25 system, then it may pose additional impacts to the

00:25 **1** dewatering system.
 00:26 **2** So in summary, the important takeaways
 00:26 **3** that I get from this is that the groundwater control
 00:26 **4** and discharge means and methods should be presented
 00:26 **5** to the Village, since the associated impacts, they're
 00:26 **6** going to affect how the improvements take place.
 00:26 **7** Bedrock excavation may be necessary in
 00:26 **8** the North Building. It appears feasible by ripping.
 00:26 **9** Deep excavations are going to need some
 00:26 **10** type of shoring, whether it's underpinning to
 00:26 **11** existing structures, whether it's a tie-back system,
 00:26 **12** and areas that are closest to the property line must
 00:26 **13** consider impacts to adjacent projects' properties.
 00:26 **14** And then we just talked about the stormwater
 00:26 **15** management and how it can impact the dewatering
 00:26 **16** systems.
 00:26 **17** So that is a 30,000-foot view of the
 00:27 **18** concepts that were presented and some of the
 00:27 **19** important considerations from the below grade
 00:27 **20** construction perspective.
 00:27 **21** CHAIRMAN NICHOLSON: Okay. That was a
 00:27 **22** lot. Does anybody have any questions?
 00:27 **23** MS. WARD: I got a question.
 00:27 **24** When you talk about adjacent
 00:27 **25** properties, you know, when you're talking about

00:27 **1** blasting or tiebacks, what do you mean by "adjacent
 00:27 **2** properties"? Do you mean those properties that are
 00:27 **3** the hospital buildings, do you mean across the
 00:27 **4** street, do you mean five blocks away?
 00:27 **5** MR. KELLER: Yes, from a tieback
 00:27 **6** perspective, the tiebacks may be 50 feet from the
 00:27 **7** excavation face. So when I say "adjacent
 00:27 **8** properties," it would mean immediately adjacent
 00:28 **9** properties to the property line of the Hospital.
 00:28 **10** From a blasting perspective, it depends
 00:28 **11** on how the blasting program is handled. In other
 00:28 **12** words, if you have large charges or a different delay
 00:28 **13** scheme, it may impact farther, than if you have
 00:28 **14** different delays. So, in other words, it could be
 00:28 **15** 100 feet, it could be 300 feet, it depends on the
 00:28 **16** blasting program. So you'd want to know what the
 00:28 **17** blasting program is, so you could set that up.
 00:28 **18** MS. WARD: Okay. Thank you.
 00:28 **19** CHAIRMAN NICHOLSON: Anybody else?
 00:28 **20** COUNCILWOMAN ZUSY: I have a question.
 00:28 **21** CHAIRMAN NICHOLSON: Well, just
 00:28 **22** generally speaking, you hit groundwater long before
 00:28 **23** you hit rock?
 00:28 **24** MR. KELLER: True.
 00:28 **25** CHAIRMAN NICHOLSON: And even if you

00:28 **1** look at the original proposal presented to the Board
 00:29 **2** and counsel by the Hospital, there was considerable
 00:29 **3** dewatering required for some of the deeper basements
 00:29 **4** of the buildings, but not for the parking garages.
 00:29 **5** Is that a correct statement?
 00:29 **6** MR. KELLER: Well, no, I would say that
 00:29 **7** the groundwater elevation throughout is somewhere
 00:29 **8** within that 81 to 88 elevation. So if you go two
 00:29 **9** levels below grade -- let me see if I can go back,
 00:29 **10** skim through here in the beginning.
 00:29 **11** For instance, if you look at the
 00:29 **12** conceptual North and West Buildings' foundation, it's
 00:29 **13** estimated at elevation 69. The Phillips Garage was
 00:29 **14** looking at an elevation of 85.
 00:29 **15** So 85 right now is just within where
 00:29 **16** some of the groundwater data is being shown.
 00:30 **17** CHAIRMAN NICHOLSON: Okay.
 00:30 **18** MR. KELLER: The slide that I had up
 00:30 **19** for the North Building showed it at elevation 86.
 00:30 **20** Some of the readings ranged from 81 to 88.
 00:30 **21** CHAIRMAN NICHOLSON: The issue of
 00:30 **22** shoring along the Steilen Avenue properties is clear.
 00:30 **23** That would also be required obviously on the garage
 00:30 **24** that's along Linwood as well, wouldn't it, and that
 00:30 **25** that would go underneath the street?

00:30 **1** MR. KELLER: Well, the garage that's
 00:30 **2** along Linwood, there isn't any proposed additional
 00:30 **3** subsurface levels right now. What's proposed right
 00:30 **4** now is to keep the existing garage and possibly add
 00:30 **5** one deck above it in some of the concepts.
 00:30 **6** So if you went three levels below grade
 00:30 **7** along Linwood and you were right on the property
 00:31 **8** line, the same mechanics would apply. If you had a
 00:31 **9** 30-foot excavation, you would need at least 50 feet
 00:31 **10** to install tiebacks. And that's if you used your
 00:31 **11** shoring on the outside of the excavation. If you
 00:31 **12** shored on the inside of the excavation through
 00:31 **13** breakers, and that concept isn't necessarily shown
 00:31 **14** right now, that is basically a beam that extends from
 00:31 **15** the wall to the inside of the excavation. That slows
 00:31 **16** construction down, so it's tough to work around, but
 00:31 **17** it can be done.
 00:31 **18** CHAIRMAN NICHOLSON: Anybody else?
 00:31 **19** MAYOR PFUND: I don't know if now is
 00:31 **20** the time for it or if I need to digest what I heard,
 00:31 **21** but I'm trying to get a sense of where the shoring
 00:31 **22** is, based on the plans that you have. So we know
 00:31 **23** it's not on the garage, because that's existing. It
 00:31 **24** would be along the Steilen side of the North
 00:32 **25** Building, is that --

00:32 1 MR. KELLER: Yes, that is correct, yes.
 00:32 2 MAYOR PFUND: So as proposed -- you now
 00:32 3 said the shoring could possibly go inside. Does it
 00:32 4 have to go into the properties on Steilen Avenue?
 00:32 5 MR. KELLER: It would not have, no. In
 00:32 6 other words, you could shore from the inside. It's a
 00:32 7 total process, that's all.
 00:32 8 MAYOR PFUND: Where else would you
 00:32 9 anticipate that the shoring would have to be, besides
 00:32 10 along the North Building on the Steilen side?
 00:32 11 MR. KELLER: It depends on the final
 00:32 12 concept. In other words, if the West Building has
 00:32 13 three levels below grade and it runs right to the
 00:32 14 property line along Van Dien, then you have that
 00:32 15 issue. Same with the North Building along the Ben
 00:32 16 Franklin property line, where if the basements are
 00:32 17 extended, you still have shoring that needs to take
 00:32 18 place.
 00:32 19 Now, you may have more than 20 feet,
 00:33 20 maybe you have 30 feet, depending on where that
 00:33 21 building ends up.
 00:33 22 MAYOR PFUND: So beyond two sub grade
 00:33 23 levels, that's when you need it?
 00:33 24 MR. KELLER: No, not necessarily. I
 00:33 25 would say, if you don't have room to bench back an

00:33 1 excavation, then you need to shore it. So what ends
 00:33 2 up happening -- when I say "bench back," what I mean
 00:33 3 by that, say you had to go down 10 feet, typically
 00:33 4 you would have to go back 10 to 15 feet. So if you
 00:33 5 don't have 10 to 15 feet in the horizontal, you have
 00:33 6 to shore it at some point and you'd have to install
 00:33 7 some shoring.
 00:33 8 MAYOR PFUND: All right. Thank you.
 00:33 9 MS. PRICE: I think, you know, on that
 00:33 10 question, maybe it would just be helpful to bring up
 00:33 11 the map, just show the areas that we're talking
 00:33 12 about, because it's not necessarily all the sides of
 00:33 13 the property in question.
 00:34 14 MR. KELLER: Yes, it depends. It
 00:34 15 depends on the concept that we're looking at as well.
 00:34 16 MS. PRICE: Well, there's underground
 00:34 17 construction proposed, as I understand it, or
 00:34 18 contemplated in the northeastern corner of the
 00:34 19 property by the loading zone?
 00:34 20 MR. KELLER: Right.
 00:34 21 MS. PRICE: And that underground
 00:34 22 construction will necessitate certain structural
 00:34 23 elements to be secure along the eastern property line
 00:34 24 and then wrap it around the BF property line,
 00:34 25 correct?

00:34 1 MR. KELLER: Correct.
 00:34 2 MS. PRICE: Okay. I don't have a red
 00:34 3 light, so maybe you could use your red light and just
 00:34 4 show that area.
 00:34 5 MR. KELLER: Well, right now this is
 00:34 6 the limit of the North Building, and there's a little
 00:34 7 bit of a buffer here between the property line. This
 00:35 8 isn't to scale, or at least from what I'm looking at
 00:35 9 right now on this drawing, because this has been
 00:35 10 distorted so it's not necessarily -- the drawing is
 00:35 11 to scale but the actual print isn't.
 00:35 12 So there's a distance here. There's an
 00:35 13 excavation right here about 25 to 30 feet. In this
 00:35 14 area here, if you went with the conventional tieback
 00:35 15 system, H-pile lagging with tiebacks, you're looking,
 00:35 16 maybe you'd need 50 feet from the face of that
 00:35 17 excavation. These are round numbers, I haven't done
 00:35 18 any calculations specifically, outside of that sketch
 00:35 19 that I showed you.
 00:35 20 The sketch that we looked at with the
 00:35 21 tiebacks, right here, this is in essence that
 00:35 22 location, the northeast corner where the North
 00:35 23 Building stands close to the property line.
 00:35 24 Here is the North Building, here's the
 00:35 25 property line, here's your failure wedge. You

00:36 1 actually have a little bit of a -- this calls for a
 00:36 2 factor of safety beyond that failure wedge, and
 00:36 3 that's where your grout, this is grout, it's
 00:36 4 concrete, it's pumped into the ground, may be
 00:36 5 pressurized, may not, and then this is a reinforcing
 00:36 6 steel that runs to the face (indicating).
 00:36 7 MS. PRICE: And in this sketch,
 00:36 8 everything to the right of the solid line that's
 00:36 9 dashed every, I don't know, so many feet.
 00:36 10 MR. KELLER: This (indicating).
 00:36 11 MS. PRICE: That's the property line?
 00:36 12 MR. KELLER: Right, this right here is
 00:36 13 the property line. This would be an existing
 00:36 14 residential property to the east. This would be The
 00:36 15 Valley Hospital property to the west (indicating).
 00:36 16 MS. PRICE: So under this exhibit, this
 00:36 17 shows basically an encroachment that would be
 00:36 18 required into off-site properties, if tiebacks were
 00:36 19 required? But it's my understanding that there may
 00:37 20 in fact be other possibilities, including breakers,
 00:37 21 to look into --
 00:37 22 MR. KELLER: Right.
 00:37 23 MS. PRICE: -- which may or may not
 00:37 24 involve other situations, such as increasing the time
 00:37 25 of construction?

00:37 1 MR. KELLER: Correct, right. So in
 00:37 2 other words, these members right here, the soil was
 00:37 3 pushing on this wall, this act of tension, you could
 00:37 4 place a beam from the base of the excavation to the
 00:37 5 shoring point. It slows down the process. It's
 00:37 6 difficult to work around (indicating).
 00:37 7 CHAIRMAN NICHOLSON: Okay.
 00:37 8 COUNCILWOMAN ZUSY: So your headline
 00:37 9 is, this is a feasible plan, we can actually do what
 00:37 10 is being proposed to do if we wanted to?
 00:37 11 MR. KELLER: It's technically feasible.
 00:37 12 I mean, it can be done. The level of effort and the
 00:37 13 value of that level of effort, I couldn't weigh.
 00:38 14 COUNCILWOMAN ZUSY: It sounds like a
 00:38 15 lot of different parties who are interested parties
 00:38 16 have to consider a lot of possibilities, perhaps
 00:38 17 trade-offs in terms of a building which is not so
 00:38 18 physically evident above ground would require a
 00:38 19 sensitivity into a lot of issues, including the
 00:38 20 groundwater, the bedrock, the installation of
 00:38 21 supports, and the stormwater management vis-a-vis how
 00:38 22 it's going to affect not only the houses but the
 00:38 23 school, and that's in terms of the duration of the
 00:38 24 work and in terms of the level of the noise or the
 00:38 25 hassle of the project and the possibility that there

00:38 1 may be physical ramifications in the afterworld.
 00:38 2 MR. KELLER: Yes, there's a lot of
 00:38 3 trucks. For a 40,000-square foot facility, for every
 00:38 4 foot that you go below grade -- when I say
 00:39 5 40,000 square foot, in plan area, a footprint of
 00:39 6 40,000 square feet, you're looking at maybe somewhere
 00:39 7 in the neighborhood of 150 trucks.
 00:39 8 COUNCILWOMAN ZUSY: So what you're
 00:39 9 telling us is while this is feasible, this report
 00:39 10 also in essence opens up a new can of worms for us
 00:39 11 because it offers all these other "yeah-but-for"
 00:39 12 various parties to consider, including the Planning
 00:39 13 Board.
 00:39 14 How about the expense of this proposal
 00:39 15 compared to what we were looking at with much more
 00:39 16 physical space on top of the ground, can you comment
 00:39 17 to that?
 00:39 18 MR. KELLER: I can talk a little bit to
 00:39 19 the cost.
 00:39 20 COUNCILWOMAN ZUSY: Just generally.
 00:39 21 MR. KELLER: Generally, the cost would
 00:39 22 increase substantially. You're going from a rock --
 00:39 23 in other words, whenever you're going into the rock,
 00:39 24 you're now into a rock excavation, you may do
 00:40 25 blasting, you may do ripping, it's slower, it's

00:40 1 probably going to be more trucks because it bulks a
 00:40 2 little bit more, and the deeper you go, there's more
 00:40 3 water that you have to handle, that you have to
 00:40 4 discharge, you have to put somewhere.
 00:40 5 So, yes, the specific costs, I would
 00:40 6 have to go through each scenario, I haven't
 00:40 7 specifically done that at this time, but I would
 00:40 8 think it would be substantial.
 00:40 9 COUNCILWOMAN ZUSY: It just re-defines
 00:40 10 the project.
 00:40 11 Thank you.
 00:40 12 CHAIRMAN NICHOLSON: Any other
 00:40 13 questions?
 00:40 14 Blais or Chris?
 00:40 15 MR. BRANCHEAU: No.
 00:40 16 MR. RUTISHAUSER: I have none from me.
 00:40 17 Thank you.
 00:40 18 MS. PRICE: Can I just ask Larry one
 00:40 19 thing?
 00:40 20 CHAIRMAN NICHOLSON: Sure.
 00:40 21 MS. PRICE: Larry, in connection with
 00:40 22 the dewatering, do you have an opinion as to whether
 00:40 23 that process is required regardless of the proposal,
 00:40 24 either the original proposal or the increased below
 00:41 25 grade construction?

00:41 1 MR. KELLER: Right, the dewatering
 00:41 2 would still need to occur.
 00:41 3 If I go back to the -- these are tough
 00:41 4 sketches, but this is basically two below grade
 00:41 5 levels in the North Building, with a bottom map
 00:41 6 elevation of 69 that the Hospital's architect
 00:41 7 provided to us. And when you look at that, you're
 00:41 8 about 17 feet below the groundwater table.
 00:41 9 MS. PRICE: So certain steps would need
 00:41 10 to be taken regardless of the actual design, based
 00:41 11 upon that factor?
 00:41 12 MR. KELLER: Certainly.
 00:41 13 MS. PRICE: Do you as a professional
 00:41 14 have an opinion as to whether at some point in time,
 00:41 15 if this project were approved, whether there should
 00:41 16 continue to be professional oversight with regard to
 00:41 17 those kind of issues?
 00:41 18 MR. KELLER: I think you would want to
 00:41 19 have -- where you're drawing groundwater, if the
 00:42 20 final design is to pump the groundwater away rather
 00:42 21 than just do it -- well, even during construction you
 00:42 22 would want to have some kind of oversight of the
 00:42 23 pre-construction survey, you would want to have some
 00:42 24 monitoring points to make sure that you catch things
 00:42 25 before they go very bad, if they would go very bad.

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00:42 1 So you'd want some monitoring. I would suggest some
 00:42 2 long-term oversight, but long-term oversight could
 00:42 3 just be a couple of monitoring points that a surveyor
 00:42 4 picks up, it could be a crack monitor on a building,
 00:42 5 it wouldn't have to be that involved.
 00:42 6 MS. PRICE: Would the dewatering
 00:42 7 process tie in with the overall stormwater management
 00:42 8 review in connection with ensuring the necessary
 00:42 9 separation of the two calculations, recognizing that
 00:42 10 you're not an expert in stormwater management?
 00:43 11 MR. KELLER: Well, from the standpoint
 00:43 12 of where I get involved with stormwater management a
 00:43 13 lot is infiltration and then mounding. If you have a
 00:43 14 lot of water running to one place and you start to
 00:43 15 create a groundwater mound, would that impact one of
 00:43 16 the buildings, if the stormwater facility was next to
 00:43 17 the building? That's where I see the two coming
 00:43 18 together.
 00:43 19 MR. RICHE: Do the groundwater levels
 00:43 20 change substantially at different times during the
 00:43 21 year?
 00:43 22 MR. KELLER: Certainly, yeah.
 00:43 23 MR. RICHE: Can you give us an example?
 00:43 24 Are these calculations here based on
 00:43 25 highest water levels or --

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00:43 1 MR. KELLER: No, this is based off
 00:43 2 of -- you can -- it's very faint in the background,
 00:43 3 but these are subsurface profiles with boring logs,
 00:43 4 actually it's from a CMX report. There is a
 00:43 5 supplemental geotechnical engineering report, and
 00:43 6 this is where they encounter groundwater.
 00:43 7 Is that a design level groundwater? I
 00:44 8 think that's going to be something that the
 00:44 9 Hospital's consultant will ultimately determine.
 00:44 10 Do I think it will get above the 86?
 00:44 11 Sure I do.
 00:44 12 CMX has installed permanent monitoring
 00:44 13 wells or semipermanent monitoring wells to monitor
 00:44 14 the groundwater, I believe they stated over a
 00:44 15 10-month period, to get a better sense.
 00:44 16 I'm a big fan of what's called
 00:44 17 "seasonal high groundwater evaluation," because in my
 00:44 18 opinion if they monitor groundwater for 10 months and
 00:44 19 this is a dry year for one reason or another, you
 00:44 20 never know what's going to happen next year. There's
 00:44 21 signs in the soil, soil mottling, discoloration in
 00:44 22 the soil, that will kind of give you a high
 00:44 23 watermark. And that's done through test pits more so
 00:44 24 than borings.
 00:44 25 I know CMX has said to me they would

43

00:44 1 correlate their water readings with precipitation
 00:44 2 data. I think that's great. I think, in my opinion,
 00:45 3 the seasonal high evaluation is just as important.
 00:45 4 MR. RICHE: I'm not sure you answered
 00:45 5 the question, but I'll try to ask it again. So if
 00:45 6 80 -- what's the high water, 80 something?
 00:45 7 MR. KELLER: 88 was the highest that I
 00:45 8 saw.
 00:45 9 MR. RICHE: What's the lowest?
 00:45 10 MR. KELLER: 81.
 00:45 11 MR. RICHE: Okay. Thanks.
 00:45 12 CHAIRMAN NICHOLSON: Any other
 00:45 13 questions?
 00:45 14 (NO RESPONSE.)
 00:45 15 CHAIRMAN NICHOLSON: Thank you,
 00:45 16 Mr. Keller. Don't go away, though.
 00:45 17 So, Ray, we'll turn to you now.
 00:45 18 MR. SKORUPA: Okay. Thank you. It's
 00:45 19 good to be in Ridgewood. And I'm amazed at the
 00:45 20 versatility of this Planning Board, starting out the
 00:45 21 evening with shutters on windows and underground
 00:45 22 utilities, and now we're looking at creating a Master
 00:46 23 Plan for the Hospital Zone, so it's quite a range of
 00:46 24 tasks.
 00:46 25 Let me give a context to, I think the

44

00:46 1 best example to put what we're considering tonight
 00:46 2 has to do with a question of degree. The original
 00:46 3 proposal that was put forth by Valley Hospital
 00:46 4 envisioned things underground and things above
 00:46 5 ground. What we had proposed was maybe putting more
 00:46 6 things underground than the original TVH proposal,
 00:46 7 and I think that's why the things that Larry talked
 00:46 8 about have greater significance, because, for
 00:46 9 example, we suggested putting more parking below
 00:46 10 grade, we suggested putting it closer to the property
 00:46 11 edges, and in turn that raises those questions about
 00:47 12 what's the setbacks required from the edge of the
 00:47 13 property, what shoring is required, how much
 00:47 14 dewatering, et cetera.
 00:47 15 So the issues that Larry addressed are
 00:47 16 present for the project, and I think what we had
 00:47 17 suggested in the Master Plan recommendations would
 00:47 18 actually impinge upon those in a greater way, because
 00:47 19 we had recommended putting more things below ground.
 00:47 20 So it's really a continuum, and that leads us to sort
 00:47 21 of giving you a context of what we're doing.
 00:47 22 On October 5th, I made a presentation
 00:47 23 to this board, and what we agreed to do at that
 00:47 24 meeting was to work with the Valley Hospital design
 00:47 25 team, the architects, the engineers, the construction

00:47 **1** manager and other consultants, and see if we could
 00:48 **2** create a scheme that better fulfilled some of the
 00:48 **3** principles that we had enunciated in terms of
 00:48 **4** long-term things that we thought the Master Plan
 00:48 **5** should envision. And tonight we're going to present
 00:48 **6** to you the work that was done as we tried to move
 00:48 **7** from the original proposal to proposals that actually
 00:48 **8** came closer to meeting some of the criteria in the
 00:48 **9** Master Plan that we had presented.

00:48 **10** Let me take a moment to go back and
 00:48 **11** enumerate some of the principles that we had stated
 00:48 **12** at our October 5th meeting. And I'm not going to go
 00:48 **13** through the whole list of those, but I'm going to hit
 00:48 **14** the highlights of those.

00:48 **15** The first thing that we said was we
 00:48 **16** agreed that the inpatient facility should remain here
 00:48 **17** and that we would limit it to 454 beds; that other
 00:49 **18** functions, such as outpatient functions, support
 00:49 **19** functions, which the Hospital is currently doing,
 00:49 **20** those would remain on off-site campuses. And
 00:49 **21** currently the Hospital, I believe, is operating in
 00:49 **22** the range of about 300 or so thousand square feet in
 00:49 **23** other locations not on the main site. The current
 00:49 **24** campus has about 560,000 square feet.

00:49 **25** The second thing that we enunciated was

00:49 **1** we thought that for a modern 21st century hospital,
 00:49 **2** that we should allow about a million square feet of
 00:49 **3** hospital space, including mechanical, including
 00:49 **4** circulation, including public spaces. In our view,
 00:49 **5** that would be an adequate parameter for the Hospital
 00:49 **6** to do a first-rate, world-class, 21st century
 00:49 **7** hospital. So those were some of the positive things
 00:50 **8** that we said about the Hospital itself.

00:50 **9** Another big issue was parking, and we
 00:50 **10** said that we thought there should be about 2,000
 00:50 **11** parking spaces, and we said in structured parking,
 00:50 **12** and we'll go into that a little bit more, and some
 00:50 **13** incidental on-grade parking, we said maybe 10 percent
 00:50 **14** of that for drop-off and for pick-up and things of
 00:50 **15** that sort.

00:50 **16** And we also said that if we put the
 00:50 **17** hospital parking in structures, that we would need
 00:50 **18** about 700,000 square feet of space to accommodate
 00:50 **19** structured parking. We had recommended that we have
 00:50 **20** very little on-grade parking, that parking be
 00:50 **21** essentially in a structure, either above ground or
 00:50 **22** below ground.

00:50 **23** So we recommended that the total
 00:50 **24** development on the Hospital would be 1.7 million
 00:50 **25** square feet of space. We also said that we think,

00:51 **1** and this is where we now get into some of the
 00:51 **2** principles in terms of mitigation of that impact on
 00:51 **3** the current site, and there were several things that
 00:51 **4** we had proposed. One was, and we had said let's
 00:51 **5** create a green zone around the edge of the Hospital
 00:51 **6** on the three main fronts, that is, on Van Dien, on
 00:51 **7** Linwood, and on Steilen, and we said let's make that
 00:51 **8** that a 130-foot setback. And the reason that we did
 00:51 **9** that was, first of all, to preserve one of the strong
 00:51 **10** characteristics of this community, which is the
 00:51 **11** greenbelt that goes between the street and buildings
 00:51 **12** along those streets, and it varies a little bit,
 00:51 **13** depending on what part of Ridgewood that you happen
 00:51 **14** to be in.

00:51 **15** The second thing that we said was we
 00:51 **16** want to put as much as we can underground, both
 00:51 **17** parking and hospital functions so that we minimize
 00:51 **18** the massing impact that this facility has on the
 00:52 **19** neighborhood. And we said what we recommended was
 00:52 **20** 40 percent above grade and 60 percent below grade.
 00:52 **21** So in rough numbers, that's about 620,000 above grade
 00:52 **22** and a million square feet below grade.

00:52 **23** The fourth principle that we enunciated
 00:52 **24** was let's put above grade those hospital functions so
 00:52 **25** they can get the benefit, the staff, visitors,

00:52 **1** patients can get the benefit of daylight, those
 00:52 **2** things should go above ground, and the candidates
 00:52 **3** that don't need daylight, such as parking, such as
 00:52 **4** mechanical, should go below grade. So that was a
 00:52 **5** substantial shift in terms of what goes above grade,
 00:52 **6** what goes below grade.

00:52 **7** Some other issues that we touched upon
 00:52 **8** were mitigation of noise and disruptive activities.
 00:53 **9** We said let's put the service dock enclosed. Let's
 00:53 **10** put the emergency room access and drop-off enclosed,
 00:53 **11** that's a 7/24 activity, can occur at three in the
 00:53 **12** morning, no reason why we cannot put those under
 00:53 **13** cover, so that the noise and light and activity
 00:53 **14** that's generated by those activities would be under
 00:53 **15** cover.

00:53 **16** We also looked at some green issues.
 00:53 **17** We wanted to create more green roofs. We wanted to
 00:53 **18** create an irrigation system, which retains water that
 00:53 **19** comes onto the site, to really sustain the green
 00:53 **20** neighborhood that we want to create either in the
 00:53 **21** buffer zones or on the green roofs.

00:53 **22** And we also wanted to create more
 00:53 **23** internal courts. I think one of the comments that we
 00:53 **24** made about some of the internal planning of the
 00:53 **25** hospital in the proposal that the Hospital had

00:54 1 developed through its architectural and engineering
00:54 2 team was we felt as though there was not enough
00:54 3 daylight, especially in the basement level, which was
00:54 4 the heart of the Hospital.

00:54 5 I think we pointed out that the heart
00:54 6 of the Hospital was the basement level, had all of
00:54 7 the operating rooms, all of the cardiac cath rooms,
00:54 8 all of the endoscopy rooms, into an integrated
00:54 9 facility but had very little daylight. And we
00:54 10 thought those functions would be better served, both
00:54 11 for patients and staff and visitors, if they were
00:54 12 above grade with daylight as opposed to below grade.
00:54 13 And one way to do that would be to introduce into the
00:54 14 complex more courtyards.

00:54 15 In terms of building height, we
00:54 16 proposed three options, and we favored the third one,
00:54 17 which was to have a six story hospital function above
00:54 18 grade, its total height would be 84 feet, and below
00:54 19 grade would be mechanical.

00:55 20 One of the things that we took issue
00:55 21 with was the current zoning parameters, which permits
00:55 22 four levels of habited space and then one level of
00:55 23 mechanical penthouse. And we said, put the penthouse
00:55 24 below, put the mechanical below grade, bring fresh
00:55 25 air into that, snorkel that, and then put above grade

00:55 1 those Hospital functions which really deserve
00:55 2 daylight.

00:55 3 And the same thing, the same principle
00:55 4 we thought, applied to parking.

00:55 5 The proposal that we saw had, in the
00:55 6 current Phillips footprint, four levels of parking
00:55 7 above grade. And we said we think that was the wrong
00:55 8 priority, take that parking, put it below grade, and
00:55 9 substitute above grade space for habited functions
00:55 10 that need the daylight.

00:55 11 Another thing that we commented on was
00:55 12 the travel distances for parking. We suggested that
00:55 13 50 percent of the parking needs to be within 250 feet
00:56 14 and 100 percent within 500 feet.

00:56 15 The scheme that we looked at had most
00:56 16 of the parking on the south end of the campus, and
00:56 17 most of the hospital functions on the north end,
00:56 18 which meant that patients, visitors, the elderly, the
00:56 19 handicapped, have a much farther distance to travel.

00:56 20 And the last thing that we suggested
00:56 21 was vehicular separation. We said separate service
00:56 22 from emergency. And this is a very important point,
00:56 23 because, as you'll see in our work session with the
00:56 24 architectural/engineering team, we really have not
00:56 25 convinced them of the merits of moving the service

00:56 1 not along the Steilen properties but off of Van Dien
00:56 2 at the north end so that we can free up the zone
00:56 3 space between the existing hospital and the Steilen
00:56 4 properties for more hospital-related functions and
00:56 5 for more parking functions.

00:56 6 So those in brief were the principles
00:56 7 that we had enunciated at part of the Master Plan.

00:57 8 We also tested upon options that the
00:57 9 Hospital has in terms of the long-range strategy, we
00:57 10 said there are a number of those. We really
00:57 11 generated seven options. Really for tonight I want
00:57 12 to touch only upon two.

00:57 13 These options range from complete
00:57 14 replacement of just the inpatient facility to
00:57 15 complete replacement of the hospital at another
00:57 16 hospital, to renewal in place, which the Hospital has
00:57 17 actually embarked upon; to, for example, purchasing
00:57 18 another hospital and having two site locations.

00:57 19 And of those seven options, we think
00:57 20 the two that really make more sense are the
00:57 21 replacement of the inpatient facility at another
00:57 22 facility, at another location, or renewal in place.

00:57 23 And what we've done in these next two
00:57 24 slides, if you look at these, are looking at the
00:58 25 relative cost of those replacements. And there are a

00:58 1 couple of things I want to point out in these two
00:58 2 options.

00:58 3 Option one on the left says if you
00:58 4 built a completely new replacement hospital at a new
00:58 5 location, there are two problems, it seems like to
00:58 6 me. One is that you have to do everything at once,
00:58 7 there's no way that you can phase that, and,
00:58 8 therefore, the cost of doing that in a single phase,
00:58 9 we think, would be prohibitive and, therefore, we
00:58 10 think that's probably one of the main reasons that
00:58 11 the Hospital embarked upon option 4C, which is to
00:58 12 stay in place and to take advantage of the existing
00:58 13 facility that they have, replacing some of it,
00:58 14 replacing some of it over time.

00:58 15 So when you look at the two options
00:58 16 then, you see that option one, everything has to be
00:58 17 done in a new facility, including land, including
00:58 18 doing all of that in a single step, whereas in option
00:59 19 4C, which is the renewal in place, some of the
00:59 20 existing can be retained.

00:59 21 In Phase I, which is actually proposed,
00:59 22 a substantial amount of upgrading can be done, and
00:59 23 then there can be a Phase II or there cannot be a
00:59 24 Phase II or you can defer or push Phase II into the
00:59 25 future.

00:59 **1** So that makes this a very attractive
 00:59 **2** option in terms of renewing the facility.
 00:59 **3** And in the context of what we've been
 00:59 **4** talking about in terms of the Master Plan principles,
 00:59 **5** we recognize that what we've asked for add additional
 00:59 **6** costs to the project and could add additional
 00:59 **7** construction time to the project. And we'll talk
 00:59 **8** about both of those in a little bit more later in
 00:59 **9** this presentation.
 00:59 **10** And in dark green, we've shown some
 00:59 **11** incremental costs, saying okay, we're going to spend
 00:59 **12** \$200 million to do this, and there will be an
 01:00 **13** incremental cost if we implement some or all of those
 01:00 **14** Master Plan proposals. For example, if we put more
 01:00 **15** things below grade, we now know that, depending on
 01:00 **16** what the location is on the campus, we may have to
 01:00 **17** excavate, although there's very little rock in the
 01:00 **18** elevations that we talked about, so it's not a big
 01:00 **19** likelihood. We know that we have dewatering to deal
 01:00 **20** with. And when we had proposed building parking, for
 01:00 **21** example, at the north end of the campus close to the
 01:00 **22** property line, then that raises the issue of shoring
 01:00 **23** and excavation and tiebacks or some other method,
 01:00 **24** because we're now getting very close to the edge of
 01:00 **25** the property and, for example, we have to introduce

01:00 **1** tiebacks into Van Dien or if we did it on the Steilen
 01:00 **2** side, for example, we may have to introduce tiebacks
 01:01 **3** into those houses along the east end of the campus.
 01:01 **4** The next slide showed the four options
 01:01 **5** that we looked at. And the four options are:
 01:01 **6** Option one, which is the original
 01:01 **7** Master Plan proposal, which was the proposal that we
 01:01 **8** looked at back in the summer, the one that was
 01:01 **9** submitted some months ago to the Planning Board for
 01:01 **10** review.
 01:01 **11** Option two is a revision to a
 01:01 **12** four story scheme in which the main change to that
 01:01 **13** was some modifications of the parking.
 01:01 **14** And then options 3A and 3B, we grouped
 01:01 **15** them together because they're both five story
 01:01 **16** proposals, and in turn pulled the buildings farther
 01:01 **17** back from the edge of the property, and, in the case
 01:01 **18** of option 3B, put more parking underground.
 01:02 **19** So I'm going to take a few minutes and
 01:02 **20** just go a little bit more into detail than Gail did,
 01:02 **21** but I want to do it quickly, because I know it's
 01:02 **22** getting late.
 01:02 **23** This is the original four story
 01:02 **24** Phase I. Starting on the Linwood side is parking,
 01:02 **25** then the old Phillips footprint is a higher parking

01:02 **1** structure, Bergen remains in place, a new North Wing,
 01:02 **2** a new connector into what we're calling the North
 01:02 **3** Wing Atrium, and a renovated Cheel Building.
 01:02 **4** And then in Phase II, this is the new
 01:02 **5** North Building, the new West Building, and the new
 01:02 **6** South Building, with an extension of the connector,
 01:03 **7** the North Wing connector.
 01:03 **8** And then this is a bird's eye view of
 01:03 **9** it, looking from the southwest to the northeast.
 01:03 **10** This is Van Dien. This is Linwood. This would be
 01:03 **11** the new four story North Wing with the mechanical on
 01:03 **12** top, a new connector connecting into Cheel and to
 01:03 **13** Bergen. And then Phillips is currently here.
 01:03 **14** Phillips would come down, and then in place of that
 01:03 **15** would be built a new three story parking structure
 01:03 **16** above grade, two levels below grade, matching up the
 01:03 **17** elevations of the existing parking structure, which
 01:03 **18** is the Linwood parking structure here, and then in
 01:03 **19** both cases parking on the roofs of the structure.
 01:03 **20** This would be a one story addition to
 01:03 **21** the existing parking structure, the Linwood parking
 01:03 **22** structure, with one level of parking which is
 01:03 **23** currently at grade and then one level of parking on
 01:04 **24** the roof.
 01:04 **25** And this is the South Building, and

01:04 **1** this is the West Building.
 01:04 **2** Both of these, I believe, have 47-foot
 01:04 **3** setbacks from Van Dien.
 01:04 **4** Then option two, which we call the
 01:04 **5** revised four story scheme, is similar in terms of the
 01:04 **6** North Building renovation, existing Bergen, parking
 01:04 **7** here, new West Building, new South Building. I think
 01:04 **8** actually it shows more when you look at the aerial
 01:04 **9** views. So this is an identical North Building, still
 01:04 **10** at the 47-foot setback, the connector here. And the
 01:04 **11** main difference between this scheme and the previous
 01:04 **12** scheme was the elimination of one level of parking
 01:04 **13** along Linwood, and the parking structure for the
 01:04 **14** Phillips location is identical to the previous
 01:04 **15** scheme.
 01:05 **16** And then this is Phase II with the new
 01:05 **17** buildings, the South Building, the West Building
 01:05 **18** added in.
 01:05 **19** Option 3A is a five story scheme. And
 01:05 **20** as Gail pointed out, the major difference is the
 01:05 **21** setback is 120 feet here. I believe in the
 01:05 **22** conversations with the architectural team, I believe
 01:05 **23** the building does, on the lower levels, extend below
 01:05 **24** grade here, there is a one story addition here, but
 01:05 **25** the main five story building is here, a similar

01:05 **1** H-room connection here, and then parking at the south
 01:05 **2** end.
 01:05 **3** Phase II has a new West Building set
 01:05 **4** back farther, I believe it's 100-foot setback for
 01:05 **5** this building, and then a new South Building and a
 01:05 **6** slightly different configuration.
 01:05 **7** And then the aerial view for 3A is a
 01:05 **8** new five story building, and then shown in color
 01:06 **9** would be the additional hospital function floor, the
 01:06 **10** one story setback here, and the green roof with
 01:06 **11** habited space, hospital space below. I think this
 01:06 **12** goes two levels below. Main drop-off here, Cheel
 01:06 **13** Building here, Bergen here, and then parking,
 01:06 **14** Phillips parking here, and additional parking here,
 01:06 **15** and then a setback from Linwood.
 01:06 **16** And then Phase II shows the addition of
 01:06 **17** the two new buildings.
 01:06 **18** And of the four options that we looked
 01:06 **19** at, in our view this one makes the most progress in
 01:06 **20** terms of trying to achieve some of the functions that
 01:06 **21** we wanted to get in terms of the Master Plan. And,
 01:06 **22** again, it's a similar configuration, same setbacks,
 01:06 **23** basically the North Building remains the same, the
 01:06 **24** main changes are the parking structure to the south.
 01:06 **25** I'll go to the aerial overview.

01:07 **1** So this is the five story North Wing,
 01:07 **2** mechanical on top, cooling tower and so forth back in
 01:07 **3** here, the one story addition on the Benjamin Franklin
 01:07 **4** edge, and then the setbacks along Van Dien.
 01:07 **5** The difference between this and the
 01:07 **6** previous scheme is one story higher of parking here
 01:07 **7** and no parking structure here; the existing Linwood
 01:07 **8** parking structure, which would be two levels below
 01:07 **9** grade, which it currently is, and then one level of
 01:07 **10** parking at grade.
 01:07 **11** So that's a quick overview of the four
 01:07 **12** options that we looked at: Option one, option two,
 01:07 **13** options 3A and 3B.
 01:07 **14** In our view, and we'll see a little bit
 01:07 **15** more of this in detail, we clearly recognize that
 01:07 **16** there was progress made in terms of movement from the
 01:07 **17** scheme that we looked at in the spring of the year,
 01:08 **18** in the summer of this year, and we would favor option
 01:08 **19** 3B as the one that we think makes the most progress
 01:08 **20** in terms of achieving some of the objectives that we
 01:08 **21** had enunciated in the Master Plan proposal.
 01:08 **22** However, it's our view that this still
 01:08 **23** does not go far enough. We were disappointed with
 01:08 **24** the -- we recognize that there was movement. We had
 01:08 **25** hoped there would be more movement in terms of

01:08 **1** adapting some of the other principles, but in our
 01:08 **2** view, we think it should go further, that more of the
 01:08 **3** principles should be adopted.
 01:08 **4** One of the things I should point out,
 01:08 **5** Gail did it but I forgot to mention, is that in
 01:08 **6** options 5A and 5B, there is a covered area for the
 01:08 **7** service dock in the back, where unloading and so
 01:09 **8** forth takes place under cover, the Dumpsters and so
 01:09 **9** forth are put under cover, and as she mentioned,
 01:09 **10** there's an additional buffer zone along the back.
 01:09 **11** What we did next then was to do a
 01:09 **12** comparative analysis, and we have a summary sheet at
 01:09 **13** the end of this, we did an analysis of some of the
 01:09 **14** major features of the project and you'll see the same
 01:09 **15** sort of format. We did four things, we did area
 01:09 **16** comparison, parking comparison, height comparison,
 01:09 **17** and setback comparisons, and unfortunately the
 01:09 **18** preliminary that we gave to the Board did not have
 01:09 **19** these four slides in it, so this is an addition, it
 01:09 **20** was an Oscar announcement addition that we put in
 01:09 **21** today.
 01:09 **22** So this is the current, this is option
 01:09 **23** one, option two, option 3A, option 3B, and then on
 01:10 **24** the right-hand side is what we had proposed under the
 01:10 **25** Master Plan.

01:10 **1** In this chart we're looking at the
 01:10 **2** total area. Currently there's about 560,000 and
 01:10 **3** change square feet existing on the Hospital. The
 01:10 **4** dark color indicates what is above grade, and the
 01:10 **5** blueish color indicates what is below grade.
 01:10 **6** Now, this does not include parking,
 01:10 **7** this is just hospital function, would include ORs,
 01:10 **8** patient rooms, mechanical equipment, the kitchen, any
 01:10 **9** enclosed area within the current four buildings that
 01:10 **10** are there.
 01:10 **11** And then option one, which was the
 01:10 **12** original four story proposal, envisions at the end of
 01:10 **13** Phase II 1.170 million square feet. And you'll see
 01:10 **14** that's constant throughout, that that has been the
 01:10 **15** proposal, which is a little bit in excess of the
 01:10 **16** million square feet that we had proposed as being an
 01:11 **17** adequate area for the Hospital to be a 21st century
 01:11 **18** hospital.
 01:11 **19** And then what's interesting, though, is
 01:11 **20** the variation then in terms of what's underground.
 01:11 **21** This jumps to about 380,000 square feet, and it's
 01:11 **22** more or less constant for the option one, option two,
 01:11 **23** option 3A and option 3B.
 01:11 **24** And then out of the proposal that we
 01:11 **25** had suggested, it goes up a little bit for Hospital

01:11 1 functions. And that's mainly due to the fact that we
 01:11 2 had suggested moving mechanical from above grade to
 01:11 3 below grade, and mechanical is about 100,000 or
 01:11 4 125,000 square feet, so it's a substantial amount of
 01:11 5 square footage. And so, for example, if we were to
 01:11 6 indicate where mechanical is, in most of these
 01:12 7 schemes there is a fair amount somewhere up above
 01:12 8 grade, typically on top of the building and then
 01:12 9 there is some of this down below. For example, in
 01:12 10 every scheme there was a boiler plant, there were
 01:12 11 electrical switch gear, there were pumps, you know, a
 01:12 12 fairly substantial, maybe 30 percent, 40 percent of
 01:12 13 the total space was below grade.

01:12 14 So the takeaway from this is two
 01:12 15 points. One is that we believe that what's proposed
 01:12 16 in Phase I and II is in excess of what we think is
 01:12 17 adequate for complete development of the site.

01:12 18 And two is: We'd like to see more of
 01:12 19 the hospital space be below grade and done primarily
 01:12 20 through moving mechanical space below grade.

01:12 21 The second one -- and unfortunately
 01:12 22 these colors are a little faded here -- but if we had
 01:13 23 good color rendition, we looked at four different
 01:13 24 types of parking: There's parking below grade, which
 01:13 25 is this color. Parking at grade, which is this

01:13 1 color. And then parking above grade that is in a
 01:13 2 structure or on a rooftop, that would be the top one.
 01:13 3 And the numbers that are indicated here are the
 01:13 4 numbers in each of the five schemes. Currently,
 01:13 5 there is -- I can't read the numbers -- 661 below
 01:13 6 grade, and a little over 1,000 above grade, almost
 01:13 7 1,100, for a total of about 1,700.

01:13 8 The fourth one, which is only one
 01:13 9 scheme, is off-site. There is currently no official
 01:13 10 off-site parking and there's no structured parking
 01:13 11 above grade, all the parking is on grade or on top of
 01:14 12 a roof of a parking structure.

01:14 13 In then option one, the number goes up
 01:14 14 to a little less than 2,000 cars in total, with
 01:14 15 111 -- and this was a major change in the proposal
 01:14 16 was moving parking off-site, 111 cars would be moved
 01:14 17 permanently off-site, not to be housed on the campus.
 01:14 18 And then about the same number of parking structure,
 01:14 19 because these are parking that's below grade, and
 01:14 20 then parking that's structured, and then parking that
 01:14 21 is -- I'm sorry, parking that's on grade and then
 01:14 22 parking in structure. So we have about 600, 500,
 01:14 23 600, to give us a total of a little less than 2,000
 01:14 24 cars.

01:14 25 And then in options 2, 3A, and 3B are

01:14 1 similar, with this amount of parking below grade. So
 01:15 2 there was an increase. And I think this is one of
 01:15 3 the positive things that we noted in our work
 01:15 4 sessions with the architects, that there was a
 01:15 5 movement of more parking below grade. This is the
 01:15 6 parking at grade. And then this is parking in
 01:15 7 structured parking.

01:15 8 What we had proposed was about 2,000
 01:15 9 cars, 1,700 of those below grade and about 300 of
 01:15 10 those above grade and parking structure. We think
 01:15 11 mainly along the Steilen face of the property is a
 01:15 12 very good place for parking of that sort to be above
 01:15 13 grade.

01:15 14 Let me go back to say the takeaway.

01:15 15 The takeaway then is we roughly agree on the amount
 01:15 16 of parking that's needed. The major difference is
 01:15 17 that we had recommended much more parking going below
 01:15 18 grade and then the remaining part being in structured
 01:15 19 parking above grade, but no parking on the roof. One
 01:16 20 of the things that we had suggested is no parking on
 01:16 21 the roof, the roof needs to be covered, and the roof
 01:16 22 would be turned into a green roof.

01:16 23 The third thing that we looked at --
 01:16 24 MS. PRICE: Ray, before you go on.
 01:16 25 MR. SKORUPA: Yes.

01:16 1 MS. PRICE: Just for purposes of the
 01:16 2 record, those numbers are at the end of Phase II
 01:16 3 numbers, correct?

01:16 4 MR. SKORUPA: Yes, that's the end of
 01:16 5 Phase II. Everything I'm showing you is Phase II.

01:16 6 MS. PRICE: Okay.

01:16 7 MR. SKORUPA: Right, it's the total
 01:16 8 Master Plan.

01:16 9 MS. PRICE: The Board needs to
 01:16 10 understand that and the public needs to understand
 01:16 11 that too, that these numbers are not Phase I numbers,
 01:16 12 these are at the end of the entire plan, Phase II
 01:16 13 numbers.

01:16 14 MR. SKORUPA: Right.

01:16 15 Phase I is the part of the project
 01:16 16 that's going to be done immediately, but in a Master
 01:16 17 Plan scenario one has to think of the end product.
 01:16 18 So that's why we looked at everything from the point
 01:16 19 of view of at the end of Phase II.

01:16 20 The third chart that we looked at is of
 01:17 21 building height. And, again, it's the current, 1, 2,
 01:17 22 3A, 3B, Master Plan. Blue indicates habited
 01:17 23 functions, and then the darker color indicates
 01:17 24 mechanical penthouse.

01:17 25 And so option one then -- I'm sorry,

01:17 **1** currently the building height is about 65 feet.
 01:17 **2** What's proposed under option one would be four
 01:17 **3** stories, about 56 feet, and then a slightly taller
 01:17 **4** mechanical space of 24 feet, giving us a total of
 01:17 **5** 80 feet.
 01:17 **6** Option two was identical.
 01:17 **7** And then option 3A and 3B, because we
 01:17 **8** had suggested and the architects liked the idea of
 01:17 **9** putting an additional level, so this is five levels
 01:17 **10** at 14 feet, and a similar height in terms of the
 01:18 **11** mechanical penthouse on the top, and these are a
 01:18 **12** total of 94 feet.
 01:18 **13** What we had recommended was no
 01:18 **14** significant mechanical space above grade, all of that
 01:18 **15** would be below grade, and then six stories of
 01:18 **16** hospital space, giving us a total height of 84 feet.
 01:18 **17** And this is a comparison of the
 01:18 **18** setbacks, currently, 1, 2, 3, 3B, and Master Plan,
 01:18 **19** and there are four faces to the site; the first one
 01:18 **20** is Van Dien, second one is Linwood, third one is
 01:18 **21** Steilen, fourth one is Ben Franklin.
 01:18 **22** So currently the setback from Van Dien
 01:18 **23** is 122 feet. And, again, along Van Dien it's a
 01:18 **24** little difficult, because we got several buildings
 01:18 **25** and we choose the 122 feet, some of them are actually

01:19 **1** greater setback.
 01:19 **2** And then along Linwood, the setback to
 01:19 **3** the building, because there is no -- it would be to
 01:19 **4** the south face of Phillips, so it's 222 or 223 feet.
 01:19 **5** And then the setback along Steilen is a
 01:19 **6** little over 100 feet.
 01:19 **7** And the setback at Ben Franklin,
 01:19 **8** because there's really the parking structure and so
 01:19 **9** forth in between, is 200 feet.
 01:19 **10** And then this is what was proposed
 01:19 **11** under option one, a setback, at least we're compliant
 01:19 **12** with the current Master Plan. The Master Plan has
 01:19 **13** 47 feet general -- I'm sorry, 48 feet, so each of
 01:19 **14** these is roughly in the 40 or slightly less, I think
 01:19 **15** this one was 40 feet along Linwood.
 01:19 **16** And then the same for option two.
 01:19 **17** And then some real progress here, which
 01:19 **18** option three along Van Dien goes to 80 feet, and this
 01:20 **19** came from the parking structure, not from the
 01:20 **20** building that was proposed. As you recall, the
 01:20 **21** building, the North Wing was proposed at 120, but as
 01:20 **22** we measured it from the plan, the distance from Van
 01:20 **23** Dien to the face of the three story parking structure
 01:20 **24** is about 88 feet.
 01:20 **25** And then here we get a fairly big

01:20 **1** setback on Steilen Avenue, and fairly close at one
 01:20 **2** corner on Van Dien.
 01:20 **3** And on the option 3B, the setback is
 01:20 **4** better along Linwood because we eliminated the
 01:20 **5** parking structure that was proposed there. If you
 01:20 **6** recall, this scheme had a one story parking structure
 01:20 **7** and, therefore, it was very close to the property,
 01:20 **8** and this one had no parking except for the new
 01:21 **9** Phillips one, so it's much farther back. We had
 01:21 **10** recommended, quite simply, 130 along three faces, and
 01:21 **11** then along Benjamin Franklin a 40-foot setback.
 01:21 **12** So having looked at those major
 01:21 **13** functions then, this chart put those issues together,
 01:21 **14** and about 32 issues, and I'm not going to go through
 01:21 **15** each of these, but I want to give you a sense of what
 01:21 **16** this means.
 01:21 **17** This is the current.
 01:21 **18** This is option one.
 01:21 **19** Option two.
 01:21 **20** Option three.
 01:21 **21** And Master Plan.
 01:21 **22** And these are 33 -- 32 criteria that we
 01:21 **23** used in terms of looking at the scheme, and we choose
 01:21 **24** a qualitative way of looking at this rather than a
 01:21 **25** quantitative. And, unfortunately, the color

01:21 **1** rendition on the screen is not so good.
 01:21 **2** We choose three colors, green is good,
 01:21 **3** yellow is okay, and red is not good.
 01:22 **4** So you can see that when we looked at
 01:22 **5** the current, the original proposal, option one, there
 01:22 **6** was a fair amount of red.
 01:22 **7** Option two, just a little bit less.
 01:22 **8** But then when we get to options 3A and
 01:22 **9** 3B, there are some green areas showing movement
 01:22 **10** mainly in terms of setback, mainly in terms of more
 01:22 **11** parking going below grade.
 01:22 **12** Then the last column is the Master
 01:22 **13** Plan, and in our view, we still think that there are
 01:22 **14** some valid issues that we've enunciated in the Master
 01:22 **15** Plan recommendations that could be met; that haven't
 01:22 **16** been met, that could be met.
 01:22 **17** Let me talk in general now about the
 01:22 **18** bottom four, because these are the things that Larry
 01:22 **19** touched upon.
 01:22 **20** We've got issues here having to do with
 01:22 **21** cost of construction, length of construction. The
 01:23 **22** bottom four, the top one is lower construction costs,
 01:23 **23** which is this one, and you'll see that these score
 01:23 **24** fairly well, and this one gets a red because we are
 01:23 **25** certainly moving into a trade-off situation where

01:23 1 we're proposing certain things that we think offer
 01:23 2 long-term benefits for the community and in some
 01:23 3 cases long-term benefits for the Hospital, but they
 01:23 4 come at some costs.
 01:23 5 And so the four issues that we see
 01:23 6 would be: Construction cost, length of construction,
 01:23 7 the amount of excavation, and the amount of
 01:23 8 underground water that we have to take care of either
 01:23 9 during the construction process or permanently
 01:23 10 because we're going deeper.
 01:24 11 So the takeaway from this is, we're
 01:24 12 dealing with a very complex situation, which there
 01:24 13 are a number of factors. We're dealing with
 01:24 14 short-term issues versus long-term issues. We're
 01:24 15 dealing with cost issues, mainly borne by the
 01:24 16 Hospital in terms of, for example, we know that if we
 01:24 17 park on-grade, that's relatively inexpensive. If we
 01:24 18 put it in a structure, that gets much more expensive.
 01:24 19 If we put the structure below grade, it gets more
 01:24 20 expensive. And if we go deeper, if we have two
 01:24 21 levels of parking versus three levels of parking,
 01:24 22 those certainly cost more because of the conditions
 01:24 23 that Larry has touched upon. So that would be one
 01:24 24 thing. We're dealing with a very complex situation.
 01:24 25 The second thing, the takeaway from

01:24 1 this is that our work session did make progress. We
 01:25 2 did see movement in terms of some of the principles
 01:25 3 being taken onboard. If you recall, at the
 01:25 4 presentation I said the ideas that I presented were
 01:25 5 just concepts and that for this to work, the
 01:25 6 architectural team, Valley Hospital, has to take
 01:25 7 these on. And I think that's what has been attempted
 01:25 8 to do over the last four months is to attempt to get
 01:25 9 the Hospital and its professional team to take some
 01:25 10 of those things on, and there has been progress
 01:25 11 there.
 01:25 12 The question that we have is if we put
 01:25 13 more parking underground, if we put mechanical
 01:25 14 underground, if we cover certain things, and those
 01:25 15 things have a cost penalty, a construction duration
 01:25 16 penalty, possibly a phasing penalty, are those things
 01:25 17 worth it to the community at-large in the long-term?
 01:26 18 It's a question of what are the
 01:26 19 short-term costs, what are the short-term penalties
 01:26 20 versus the long-term benefits. And that's a
 01:26 21 continuum.
 01:26 22 You know, maybe we started here, maybe
 01:26 23 we're here. I proposed over here. Maybe we don't
 01:26 24 get there. But in my view, I still think there's
 01:26 25 some room for making some of these things happen on

01:26 1 the project that are a benefit to I think most of the
 01:26 2 Hospital and the community at-large.
 01:26 3 So that's the end of my presentation to
 01:26 4 you this evening. I certainly would be glad to
 01:26 5 answer questions.
 01:26 6 CHAIRMAN NICHOLSON: Thank you, Ray.
 01:26 7 MAYOR PFUND: I have one.
 01:26 8 Did your proposal change at all after
 01:26 9 you got the geotechnical report?
 01:26 10 MR. SKORUPA: No, it has not. I think
 01:26 11 I have a better -- there are two things that came out
 01:27 12 in terms of looking at the geotechnical. It had to
 01:27 13 do with having a much better sense of what the actual
 01:27 14 impacts are so that one may be able to, and I don't
 01:27 15 think we've done this yet, one may be able to
 01:27 16 determine what are the costs of doing some of these
 01:27 17 things.
 01:27 18 So my objectives have not changed, but
 01:27 19 I think I have a better understanding of some of the
 01:27 20 impediments for reaching maybe 100 percent of those,
 01:27 21 maybe it's not getting to 100 percent but maybe it's
 01:27 22 85 percent.
 01:27 23 MAYOR PFUND: That's what I'm
 01:27 24 wondering, if your objective may decrease some,
 01:27 25 because although the ability is technically there,

01:27 1 I've gotten the sense that it is not necessarily an
 01:27 2 easy project.
 01:27 3 MR. SKORUPA: I'm sorry, I didn't hear
 01:28 4 you.
 01:28 5 MAYOR PFUND: It's not an easy project
 01:28 6 to go farther underground as you're proposing, and
 01:28 7 there are significant obstacles to doing so. So I
 01:28 8 wonder if the next time we meet, if you might be at
 01:28 9 85 percent or where you will be, considering the
 01:28 10 geotechnical report.
 01:28 11 Okay. That's my question. Thank you.
 01:28 12 MR. SKORUPA: Well, let me just add
 01:28 13 sort of a broad comment.
 01:28 14 You know, we've worked over the past
 01:28 15 four months, we've had several meetings with The
 01:28 16 Valley Hospital and its team, and I think
 01:28 17 collectively we've gotten a lot of input back from
 01:28 18 them in terms of the things that they believe they
 01:28 19 can make accommodation on and the things that they
 01:28 20 think are going to be difficult to do. What we
 01:28 21 haven't heard, and which I think is an important part
 01:28 22 of this equation, for example, much of what we've
 01:28 23 proposed, for example if we proposed something to
 01:28 24 Valley Hospital and it was going deeper or putting
 01:29 25 more underground, the basic response that we got from

01:29 **1** the Hospital had to do with the additional cost or
 01:29 **2** the impact on construction or phasing issues, things
 01:29 **3** of that sort, and we got a clear sense, I think, of
 01:29 **4** where they stand in terms of their response to these
 01:29 **5** things.
 01:29 **6** What we haven't heard, though, is what
 01:29 **7** the community thinks, for example, of the trade-off
 01:29 **8** between going deeper, having less mass above grade,
 01:29 **9** but having to endure a construction project, for
 01:29 **10** example, that may be longer or there may be more
 01:29 **11** trucks on the street. I have no sense of whether or
 01:29 **12** not that's a trade-off that the community, for
 01:29 **13** example, would be willing to tolerate.
 01:29 **14** I mean, it could very well be the
 01:29 **15** community says no, we favor construction projects
 01:29 **16** which are shorter, and which is not what I had
 01:30 **17** assumed in my own sort of trying to figure out what
 01:30 **18** would be the reaction of the community to certain
 01:30 **19** things that we had proposed.
 01:30 **20** MAYOR PFUND: Well, we'll hear their
 01:30 **21** reaction and we'll guide, as members of this board,
 01:30 **22** as to what we think the reaction is, coupled with
 01:30 **23** what we hear obviously. But I do have some concerns
 01:30 **24** about blasting and shoring on other people's
 01:30 **25** property.

01:30 **1** MR. SKORUPA: Well, but let me just put
 01:30 **2** this in the proper context.
 01:30 **3** Much of what Larry has talked about
 01:30 **4** applies to any project that's going to be done on the
 01:30 **5** campus. For example, it could be worse. I mean, you
 01:30 **6** could propose certain things, if we go deeper, for
 01:30 **7** example, build closer to the edge of the property,
 01:30 **8** that could make those things worse, or if we put more
 01:30 **9** excavation in, therefore go deeper. But I think all
 01:30 **10** the things he talked about are true, regardless of
 01:31 **11** what project we choose.
 01:31 **12** MAYOR PFUND: With varying degrees of
 01:31 **13** magnitude. We understand that.
 01:31 **14** MR. SKORUPA: Yes.
 01:31 **15** MAYOR PFUND: Certainly. Okay.
 01:31 **16** COUNCILWOMAN ZUSY: Gail, can I read
 01:31 **17** from the draft report that we got? Am I allowed to
 01:31 **18** do that?
 01:31 **19** MS. PRICE: Sure.
 01:31 **20** COUNCILWOMAN ZUSY: Okay.
 01:31 **21** The draft report, which we all got this
 01:31 **22** weekend, playing into what you just said and what
 01:31 **23** Dave brought up, actions available to Planning Board
 01:31 **24** include as the last one:
 01:31 **25** "Do not accept or reject any option at

01:31 **1** this time, but solicit the comments of The
 01:31 **2** Valley Hospital and the public concerning one
 01:32 **3** or more of the current schemes, before
 01:32 **4** determining a course of action."
 01:32 **5** I don't know if it's a question for
 01:32 **6** you, Gail, but when are we going to get to that
 01:32 **7** stage? When are they going to have an opportunity
 01:32 **8** the let us hear what they have to say?
 01:32 **9** MS. PRICE: Okay.
 01:32 **10** CHAIRMAN NICHOLSON: I'll answer that.
 01:32 **11** Well, the short answer is as soon as
 01:32 **12** possible. But in some of our prior conversations, we
 01:32 **13** have all expressed a desire to do in fact the
 01:32 **14** opposite of what Ray is suggesting, and that is, come
 01:32 **15** away from this process with Ray and Larry with a firm
 01:32 **16** scheme to react to rather than options.
 01:32 **17** COUNCILWOMAN ZUSY: I don't know how
 01:32 **18** you can do that, given what I referred to the can of
 01:32 **19** worms which has just been opened tonight. We have to
 01:32 **20** hear from both the Hospital authorities and neighbors
 01:33 **21** and the Board of Education on the pros and cons of
 01:33 **22** all of these realities, were we to take the project
 01:33 **23** in that direction. So I don't know how we could
 01:33 **24** possibly do that without input from varying members
 01:33 **25** of the public.

01:33 **1** CHAIRMAN NICHOLSON: How do other
 01:33 **2** members of the Board feel about that?
 01:33 **3** MR. RICHE: Can I jump in?
 01:33 **4** CHAIRMAN NICHOLSON: Go ahead.
 01:33 **5** MR. RICHE: What I would like to see, I
 01:33 **6** mean as this process is evolving here, you know, we
 01:33 **7** all got excited about your plan back a while ago, now
 01:33 **8** we've heard some testimony that just on the surface
 01:33 **9** says some of it is impractical in terms of cost and
 01:33 **10** duration, and it's going to extend the project, maybe
 01:33 **11** cause more disruption to the neighborhood. So
 01:33 **12** somewhere along that line you talked about there's a
 01:33 **13** compromise to this whole thing. So if we can't go as
 01:33 **14** deep as we want to go, the option becomes that some
 01:33 **15** of it is going to be above the ground. You can
 01:34 **16** either spread that footprint out again or you can go
 01:34 **17** a little bit higher.
 01:34 **18** Can you come back to us with some sort
 01:34 **19** of scenario that looks at both of those things?
 01:34 **20** I think when you came to us with your
 01:34 **21** models, it brought the whole process to a point. So
 01:34 **22** let's just assume for a second, I don't want to speak
 01:34 **23** for any other board member here, but let's just
 01:34 **24** assume that somewhere the compromise is that we're
 01:34 **25** not going to be able to go as deep as you had

01:34 1 originally suspected for a lot of reasons, so now
 01:34 2 we're going to be a little more above ground than we
 01:34 3 thought, both with the parking and with the
 01:34 4 structure. It's got to go somewhere, it's either got
 01:34 5 to go out or up.
 01:34 6 COUNCILWOMAN SUZY: But we don't know
 01:34 7 that for a fact at this point and I am personally --
 01:34 8 MR. RICHE: Can I finish?
 01:34 9 COUNCILWOMAN ZUSY: I'm sorry, I was
 01:34 10 talking.
 01:34 11 MR. RICHE: I'd like to see, you know,
 01:34 12 two scenarios that push it up a little bit and out or
 01:35 13 up or a combination of both, as opposed to getting
 01:35 14 back into public testimony again where we just start
 01:35 15 revisiting all of these things over and over again.
 01:35 16 We can talk ourselves into oblivion here. If we have
 01:35 17 something to look at, another option, an option 6 or
 01:35 18 7, whatever that might be, I think that would focus
 01:35 19 us on an footprint, instead of taking five steps
 01:35 20 back.
 01:35 21 MR. SKORUPA: Tom, would that be an
 01:35 22 option that collectively we with the Hospital would
 01:35 23 develop, is that what you're suggesting?
 01:35 24 MR. RICHE: Yeah, conceptually.
 01:35 25 Certainly you could spend a lot of time on a lot of

01:35 1 detail, but conceptually, certainly the input from
 01:35 2 the Hospital would be important, I think.
 01:35 3 I think you did a great job at bringing
 01:35 4 a bunch of concepts to the table. I'd like to see
 01:35 5 just a couple more, based upon the testimony we've
 01:35 6 had tonight.
 01:35 7 MR. SKORUPA: Certainly we could do
 01:36 8 that. If the Board feels as though that is the
 01:36 9 appropriate thing to do, then certainly we can do
 01:36 10 that.
 01:36 11 CHAIRMAN NICHOLSON: From my
 01:36 12 perspective, Ray, I agree actually with what the
 01:36 13 Mayor and Tom have said, and that is that I think it
 01:36 14 would be valuable for the Board to get another take
 01:36 15 from you, not in conjunction with, not in
 01:36 16 collaboration with the Hospital's team, but rather
 01:36 17 your reaction to Larry's report, and evaluate some of
 01:36 18 the concepts you put forward about underground versus
 01:36 19 above ground, not to abandon any of those concepts,
 01:36 20 but perhaps again to re-evaluate their relative
 01:37 21 weights.
 01:37 22 Actually when I look at some of your
 01:37 23 comparison graphics, they're not so far apart between
 01:37 24 you and 3B.
 01:37 25 MR. SKORUPA: Well, I think the biggest

01:37 1 part is the extent of underground parking, I think
 01:37 2 that's the major element, you know.
 01:37 3 MS. PRICE: Can I ask a question on
 01:37 4 that, Mr. Chairman?
 01:37 5 Can you put a picture of 3B --
 01:37 6 MR. SKORUPA: Of 3B, okay.
 01:37 7 MS. PRICE: -- on the screen. I just
 01:37 8 want to see if we can, because from a procedural
 01:37 9 standpoint, whatever the Board wants to do --
 01:37 10 MR. SKORUPA: This is 3B and the Phase
 01:37 11 II.
 01:37 12 MS. PRICE: Okay, so before I talk
 01:37 13 about that, you know, when the Board comes out of
 01:37 14 this work session, if the Board decides to amend
 01:37 15 what's pending, we're going to have to re-notice and
 01:37 16 start the hearing process again, at which point in
 01:38 17 time the Hospital will want to address, I'm sure,
 01:38 18 in-depth the Board with testimony and professional
 01:38 19 input and plans and exhibits. We may hear from CRR
 01:38 20 in terms of a formal submission, and I'm sure we're
 01:38 21 going to hear from a bunch of members of the public.
 01:38 22 But we do have procedural steps that we have to
 01:38 23 address per the Municipal Land Use Law.
 01:38 24 So before we notice, there should be
 01:38 25 some more resolution in the work session, just to get

01:38 1 a handle on that. And you don't have to come to a
 01:38 2 final resolution, but just so we know where we're
 01:38 3 going when we go out of work session and back into
 01:38 4 the public hearing. And I'd just like to get some
 01:38 5 input on this plan, 3B shows the 120-foot setback on
 01:39 6 the buildings on the north, and no parking -- it
 01:39 7 shows the green buffer on Linwood, because the
 01:39 8 parking area closest to Linwood has been removed
 01:39 9 under this scenario, existing parking, who's got the
 01:39 10 hand that, is that you, Ray? Just move your hand up
 01:39 11 and down there. See the green buffer along Linwood,
 01:39 12 that row of parking is removed, and then the deck has
 01:39 13 been eliminated to the north. So we're just dealing
 01:39 14 with Phillips (indicating).
 01:39 15 MR. SKORUPA: This is existing.
 01:39 16 MS. PRICE: Okay. But one of the
 01:39 17 scenarios that's also out there is to make the
 01:39 18 Phillips Garage bigger and make it look like a
 01:39 19 building, so it doesn't look like a parking deck and
 01:39 20 it looks like any one of the other buildings on the
 01:39 21 campus.
 01:39 22 MR. SKORUPA: There is additional new
 01:39 23 parking underground here.
 01:40 24 MS. PRICE: Right. I'm just talking
 01:40 25 for a minute on the Phillips Garage.

01:40 **1** So that that Phillips Garage would not
 01:40 **2** look like a structure, structured parking, and it
 01:40 **3** would feasibly be capable of looking like a building.
 01:40 **4** None of the rooftop parking would be visible from Van
 01:40 **5** Dien or from Linwood, it would just look like an
 01:40 **6** additional building. And that's another concept that
 01:40 **7** may be in the middle of more below ground, less above
 01:40 **8** ground, for the Board's consideration.
 01:40 **9** COUNCILWOMAN ZUSY: I wanted to say, as
 01:40 **10** you explained it, Dave, I'm all for Ray coming back
 01:40 **11** to us with another appraisal of this report, and I'm
 01:40 **12** not in any way, shape or form suggesting that we go
 01:40 **13** back to square one in terms of talking ourselves into
 01:40 **14** oblivion, but I don't know how you cannot allow for
 01:41 **15** these groups that I already mentioned, the Board of
 01:41 **16** Education, the neighborhood, the residents, and
 01:41 **17** others will be directly affected, how we cannot give
 01:41 **18** them the opportunity to tell us how they feel, given
 01:41 **19** this whole reconfiguration here. So that's all I'm
 01:41 **20** saying.
 01:41 **21** And the other question I had about your
 01:41 **22** report, Ray, was you say on page five at the bottom:
 01:41 **23** "The major advantages of option 4C are
 01:41 **24** its lower cost, since some of the existing is
 01:41 **25** retained, and the possibility of spreading the

01:41 **1** cost over several phases, and the possibility
 01:41 **2** of deferring some of the costs by not doing a
 01:41 **3** second phase."
 01:41 **4** What's that all about, not doing a
 01:41 **5** second phase?
 01:41 **6** MR. SKORUPA: Well, for example, the
 01:41 **7** current plan is, there is a plan to actually
 01:41 **8** implement a Phase I project, and we've been looking
 01:41 **9** in great detail at a Phase I project, which is a new
 01:41 **10** North Wing, the North Wing Atrium, and substantial
 01:42 **11** renovation to the Cheel Building, and the architects
 01:42 **12** have been working on that.
 01:42 **13** What's less defined is what's the
 01:42 **14** content of Phase II. I mean, there have been
 01:42 **15** indications of the amount of square footage and some
 01:42 **16** indications about what goes on in those buildings,
 01:42 **17** but that's something that realistically may happen or
 01:42 **18** may not happen. And I don't think anyone knows, I'm
 01:42 **19** sure the Hospital doesn't know for sure when they
 01:42 **20** will do Phase II.
 01:42 **21** So if you don't do a project, you're
 01:42 **22** not paying for it, I mean, and you have that
 01:42 **23** flexibility. I tried to put it in the context if you
 01:42 **24** picked up The Valley Hospital and built it in a new
 01:42 **25** location, you have to do everything, you can't defer

01:42 **1** something or else you get a smaller hospital. You
 01:42 **2** know, that would certainly be an option too. If you
 01:42 **3** stay where you are, you have much more flexibility in
 01:42 **4** terms of doing things.
 01:42 **5** And the Phase III is a possibility of
 01:42 **6** not doing it. Don't do it, you don't pay for it.
 01:43 **7** COUNCILWOMAN ZUSY: Okay. When I was
 01:43 **8** talking about different groups, I apologize because I
 01:43 **9** should have included the Hospital as well, along with
 01:43 **10** residents and Board of Education.
 01:43 **11** Thank you.
 01:43 **12** MAYOR PFUND: Can I make a comment too?
 01:43 **13** This is more concessions. I'm trying
 01:43 **14** to think out loud here. But what I liked about Ray's
 01:43 **15** presentation when he first came to us at the public
 01:43 **16** hearing is that he showed us his models and, frankly,
 01:43 **17** he wasn't saying -- you know, I'm not an architect,
 01:43 **18** these are different types of concepts that we can
 01:43 **19** consider. And I thought that was an excellent
 01:43 **20** approach, to then bring to this board different
 01:43 **21** concepts to consider, with input from the Hospital
 01:43 **22** and the public at-large.
 01:43 **23** So I'm a little more concerned that
 01:44 **24** perhaps we're giving the direction of Ray not coming
 01:44 **25** to us with varying options on a sliding scale, if you

01:44 **1** will, but now what is his one desire, you know, that
 01:44 **2** 100 percent over there.
 01:44 **3** You know, we have to assess based on
 01:44 **4** the feasibility of it, what's best for the Village,
 01:44 **5** what's best for the residents, based on the totality
 01:44 **6** of all of that, and I think ultimately pick one of
 01:44 **7** the options, which is maybe a combination of all of
 01:44 **8** them. So I hesitate asking the professional to say
 01:44 **9** what is the end-all in your opinion that we should be
 01:44 **10** doing. I want to hear the options, and then with the
 01:44 **11** options, what are the advantages and disadvantages of
 01:45 **12** A, B, C, D, so that then we ultimately decide. You
 01:45 **13** know, there are several threshold questions that
 01:45 **14** needed to be answered, which were, such as the size
 01:45 **15** and things of that nature.
 01:45 **16** With that said, I am interested in
 01:45 **17** hearing any modification that there may be, based on
 01:45 **18** your review of the geotechnical report, because, as I
 01:45 **19** said before and not to repeat myself, I don't think
 01:45 **20** it's as feasible just to put everything underground,
 01:45 **21** based on what we've heard. I just don't think it's
 01:45 **22** practical. If we could just snap our fingers,
 01:45 **23** everything would be underground, it would be one
 01:45 **24** level, it would be fine, but it's just not the
 01:45 **25** reality of things.

01:45 **1** So I guess I would like to hear where
 01:46 **2** you're at based on that, hear the different options,
 01:46 **3** hear why each have some advantages and disadvantages,
 01:46 **4** and then we need to decide, after we get public
 01:46 **5** input. That's the way I'm looking at it, but, I
 01:46 **6** don't know, was he charged differently than what I'm
 01:46 **7** thinking?
 01:46 **8** CHAIRMAN NICHOLSON: No.
 01:46 **9** First, I guess, my request to Ray
 01:46 **10** earlier wasn't that I wanted Ray to give us something
 01:46 **11** that we should adopt as our own, present it to the
 01:46 **12** public, because that's not what he was engaged to do
 01:46 **13** and I don't want to do that.
 01:46 **14** MAYOR PFUND: Yes.
 01:46 **15** CHAIRMAN NICHOLSON: It's just that our
 01:46 **16** original proposal that was put out for public hearing
 01:46 **17** was not the Hospital's, nor would the second one we
 01:46 **18** put out be Ray's.
 01:47 **19** I just don't feel, Ray, that I've
 01:47 **20** gotten your reaction to Larry's report, and I think
 01:47 **21** you really do have to react to it.
 01:47 **22** How we proceed to public hearing, we
 01:47 **23** certainly can discuss, because I think that all the
 01:47 **24** options have been put out in public session, the
 01:47 **25** Hospital's heard our conversation, they've heard our

01:47 **1** professionals, they've heard our questions, as has
 01:47 **2** the public and the representatives, and the Concerned
 01:47 **3** Residents of Ridgewood. And if we go back to public
 01:47 **4** hearing without something on paper saying this is
 01:47 **5** what we propose as a board, then we will not move
 01:48 **6** forward as quickly as we could. If we spend one more
 01:48 **7** meeting actually putting on paper what we think, it
 01:48 **8** still means that we can listen to reaction, people
 01:48 **9** can still come to us and say you made this decision,
 01:48 **10** you made this evaluation between disruption and the
 01:48 **11** final product, we disagree with you. But at least we
 01:48 **12** have something on paper that we can modify, otherwise
 01:48 **13** we don't really have anything.
 01:48 **14** MAYOR PFUND: Good.
 01:48 **15** So, in essence, we then in a work
 01:48 **16** session have to determine, when we go back to public
 01:48 **17** hearing, whether or not we are going to be pursuing
 01:48 **18** that option or the additional setback's higher or
 01:48 **19** where we were or something else?
 01:48 **20** MS. PRICE: Right, and if it's anything
 01:48 **21** than the original, anything other than the original,
 01:48 **22** we have to do an amendment and a re-notice.
 01:49 **23** MAYOR PFUND: And then --
 01:49 **24** MR. SKORUPA: Gail, I just want to
 01:49 **25** clarify. If it's anything different than.

01:49 **1** MS. PRICE: What we've already done.
 01:49 **2** MR. SKORUPA: Back in spring of last
 01:49 **3** year?
 01:49 **4** MS. PRICE: Correct.
 01:49 **5** CHAIRMAN NICHOLSON: Which it certainly
 01:49 **6** would be, I think.
 01:49 **7** MR. SKORUPA: Right.
 01:49 **8** MAYOR PFUND: Gail, if I could ask,
 01:49 **9** procedurally, let's say we as a collective board said
 01:49 **10** this option is up here, and for the record what does
 01:49 **11** that option say?
 01:49 **12** MS. PRICE: 3B.
 01:49 **13** MAYOR PFUND: 3B. Let's say we say,
 01:49 **14** you know, we like 3B, that's the one we think we
 01:49 **15** really need to pursue at this point, and we get input
 01:49 **16** from the public or Hospital that, you know, there's
 01:49 **17** something that's not quite feasible about it or needs
 01:49 **18** a change, and there's an evolution of it during the
 01:49 **19** public hearing. Do we then have to start over again?
 01:49 **20** MS. PRICE: You have to -- it might
 01:49 **21** require another amendment.
 01:49 **22** MAYOR PFUND: But with an amendment we
 01:50 **23** can still incorporate what we did previously, right?
 01:50 **24** MS. PRICE: Oh, absolutely, it just has
 01:50 **25** to be re-noticed.

01:50 **1** MAYOR PFUND: So it's understood --
 01:50 **2** MS. PRICE: You know, you don't start
 01:50 **3** from square one, especially in a process like this,
 01:50 **4** where people have been talking for months and months.
 01:50 **5** MAYOR PFUND: So I think it's important
 01:50 **6** for the Hospital and for the residents and other
 01:50 **7** concerned individuals to realize that even if we as a
 01:50 **8** board say we like this one particular scenario and
 01:50 **9** that's what we are going forward with, we're still
 01:50 **10** amenable to hearing things and making adjustments
 01:50 **11** based on those positions that we might hear.
 01:50 **12** CHAIRMAN NICHOLSON: Okay.
 01:50 **13** MAYOR PFUND: I think that's important
 01:50 **14** for people to understand.
 01:50 **15** COUNCILWOMAN ZUSY: Can I ask for a
 01:50 **16** clarification?
 01:50 **17** Are you saying we would take a
 01:50 **18** definitive stand on which option we prefer, before we
 01:50 **19** would be talking to the public?
 01:50 **20** No, right? We would be saying what we
 01:50 **21** feel at the moment what we like the best, but then we
 01:51 **22** would have input from the public and we could change
 01:51 **23** it, is that what you're saying?
 01:51 **24** CHAIRMAN NICHOLSON: We always have the
 01:51 **25** option of changing our minds.

01:51 **1** COUNCILWOMAN ZUSY: So it won't be
 01:51 **2** written in stone, if we say this board thinks that
 01:51 **3** plan 3B is the way to go, and then we hear from the
 01:51 **4** public and they say they want option three, we're
 01:51 **5** open to that possibility, right?
 01:51 **6** CHAIRMAN NICHOLSON: Well,
 01:51 **7** specifically, the way I see it going, is that we hear
 01:51 **8** additional input from Ray, and after a work session,
 01:51 **9** internal discussion, we will instruct Blais to
 01:51 **10** distill that decision into language of the Master
 01:51 **11** Plan, and that's what we put forth, and then continue
 01:51 **12** to discuss with the public at a public session.
 01:51 **13** COUNCILWOMAN ZUSY: I have a problem
 01:51 **14** with coming to terms with the definite approach to
 01:51 **15** the Master Plan without having input from the public,
 01:52 **16** given everything that has been discussed tonight and
 01:52 **17** given what Ray will more than likely say when he
 01:52 **18** meets with us, that you requested, he give us a
 01:52 **19** reaction to the report. I don't know how we can go
 01:52 **20** forward with adopting a plan, without having input
 01:52 **21** from the public on these issues that were raised
 01:52 **22** tonight.
 01:52 **23** MAYOR PFUND: But, Anne, I think, if I
 01:52 **24** may, Mr. Chairman, I think in order to go through
 01:52 **25** with the public hearing, we have to have something

01:52 **1** that the public hearing is based on. So, therefore,
 01:52 **2** we need as a board to say this is what at the moment
 01:52 **3** we think is best, have the public hearing, and then
 01:52 **4** use the input that we get at the public hearing to
 01:52 **5** change or modify what we're going forward with.
 01:52 **6** COUNCILWOMAN ZUSY: I'm totally cool
 01:52 **7** with that, as long as you're telling me that we have
 01:52 **8** a caveat that it's not a done deal and that we can
 01:52 **9** change it or alter --
 01:52 **10** MS. PRICE: Well, it's not a done deal
 01:52 **11** until the vote is taken at the very end.
 01:52 **12** COUNCILWOMAN ZUSY: But it can be
 01:52 **13** changed?
 01:52 **14** MS. PRICE: Yes, that document, that
 01:53 **15** amendment can be amended, just like we're talking
 01:53 **16** about amending it now, potentially at any point in
 01:53 **17** time.
 01:53 **18** COUNCILWOMAN ZUSY: When I say
 01:53 **19** "public," I'm talking about the Hospital as well.
 01:53 **20** MS. PRICE: Oh, absolutely. I think
 01:53 **21** the concern is just to go out, because right now all
 01:53 **22** we have right now is the original amendment. So if
 01:53 **23** we went back to public hearing next week, we would be
 01:53 **24** going back to public hearing on that original
 01:53 **25** amendment.

01:53 **1** COUNCILWOMAN ZUSY: Okay, then I'm fine
 01:53 **2** with that wiggle room.
 01:53 **3** CHAIRMAN NICHOLSON: And just for the
 01:53 **4** benefit of the Hospital's representatives and the
 01:53 **5** concerned residents' representatives and independent
 01:53 **6** members of the community who are here, once we do
 01:53 **7** recommence the public hearing, just to go back and
 01:53 **8** refresh our memories, the procedure we will follow is
 01:53 **9** that the Hospital will have an opportunity to make a
 01:53 **10** presentation concerning it, the Concerned Residents
 01:54 **11** of Ridgewood will have an opportunity, and then we
 01:54 **12** will pick up on our list of speakers where we let
 01:54 **13** off. No one is going to be deprived of their
 01:54 **14** opportunity to speak.
 01:54 **15** COUNCILWOMAN ZUSY: Speakers who are
 01:54 **16** not on that list may add their names to that list?
 01:54 **17** CHAIRMAN NICHOLSON: Absolutely. The
 01:54 **18** list is open.
 01:54 **19** And particularly since presumably the
 01:54 **20** document would have changed, people would have
 01:54 **21** already had an opportunity to comment will have
 01:54 **22** another opportunity to comment on the specific
 01:54 **23** changes.
 01:54 **24** MS. PRICE: And we're going to have
 01:54 **25** sworn testimony from the professionals.

01:54 **1** CHAIRMAN NICHOLSON: Right, so a bunch
 01:54 **2** of steps yet to take. But I think the next one, Ray,
 01:54 **3** I'm going to put you on the spot, the next one is to
 01:54 **4** get your reaction to what's been discussed tonight
 01:54 **5** and be prepared to speak about it in two weeks.
 01:54 **6** MR. SKORUPA: Specifically about the
 01:55 **7** subsoils report, is that what you're saying?
 01:55 **8** CHAIRMAN NICHOLSON: I'm sorry, in
 01:55 **9** three weeks.
 01:55 **10** MR. SKORUPA: In three weeks, okay.
 01:55 **11** CHAIRMAN NICHOLSON: We've postponed
 01:55 **12** our next meeting because it's the school holiday, so
 01:55 **13** we postponed it to the following week.
 01:55 **14** MR. SKORUPA: So three weeks from
 01:55 **15** today.
 01:55 **16** MS. PRICE: From yesterday.
 01:55 **17** MR. SKORUPA: From yesterday.
 01:55 **18** Yesterday was supposed to have been the meeting.
 01:55 **19** MS. CARLTON: The 22nd.
 01:55 **20** CHAIRMAN NICHOLSON: Monday the 22nd.
 01:55 **21** MR. SKORUPA: Can I go back? Dave, I
 01:55 **22** want to go back to your comment.
 01:55 **23** You asked me earlier, you know, what
 01:55 **24** was my reaction to Larry's study in terms of the
 01:55 **25** subsoil condition. I don't think I'm convinced that

93

01:55 1 the principles we enunciated still are not doable, I
 01:55 2 think what I don't know is what is the cost of those
 01:55 3 things, that's the problem, you know, cost either in
 01:56 4 terms of actual money cost due to increased
 01:56 5 construction cost or what impact does it have on a
 01:56 6 phasing construction plan. Those things, to my mind,
 01:56 7 have not been clearly enunciated by anyone.
 01:56 8 MAYOR PFUND: No, I think the word was
 01:56 9 "substantial."
 01:56 10 MR. SKORUPA: Well, what is
 01:56 11 "substantial"?
 01:56 12 MAYOR PFUND: You guys can talk in the
 01:56 13 next couple of weeks maybe.
 01:56 14 MR. SKORUPA: Right.
 01:56 15 CHAIRMAN NICHOLSON: Let me say this,
 01:56 16 that the scope of work that was described for the
 01:56 17 deeper excavations, not only for the Hospital's
 01:56 18 original plan but for the plan that added additional
 01:56 19 subterranean levels, would be on the order of
 01:56 20 magnitude of many, many times any project that's ever
 01:56 21 been conducted within the borders of this Village.
 01:56 22 That's why I think you really need to
 01:56 23 react to it. It's a matter of course in other
 01:57 24 communities, certainly in New York, but not here in
 01:57 25 Ridgewood.

94

01:57 1 MR. SKORUPA: Does that mean in terms
 01:57 2 of just the impact it has on the community, is that
 01:57 3 what you're alluding to?
 01:57 4 CHAIRMAN NICHOLSON: The amount of
 01:57 5 material to be removed, the amount of groundwater to
 01:57 6 be dealt with, yes.
 01:57 7 MR. SKORUPA: All right.
 01:57 8 I mean, the cost of the project, I mean
 01:57 9 the construction cost is mainly a Valley Hospital
 01:57 10 issue, and the impact in terms of construction
 01:57 11 lengths, truck traffic, those are things that are
 01:57 12 borne by the community. So we have sort of two
 01:57 13 different sets of costs that we have to try to
 01:57 14 quantify in some way.
 01:58 15 MAYOR PFUND: Yes.
 01:58 16 CHAIRMAN NICHOLSON: Can we set the
 01:58 17 date?
 01:58 18 MR. SKORUPA: Three weeks, we got it,
 01:58 19 from yesterday.
 01:58 20 CHAIRMAN NICHOLSON: Everybody okay
 01:58 21 with that?
 01:58 22 Given the lateness of the hour then, we
 01:58 23 are essentially going to, the word I'm looking for --
 01:58 24 MS. PRICE: Carry.
 01:58 25 CHAIRMAN NICHOLSON: -- carry these

95

01:58 1 proceedings until our next meeting, when we'll hear
 01:58 2 from Ray, and then the Board will continue in work
 01:58 3 session about our next steps.
 01:58 4 Also for the members of the public, we
 01:58 5 have reserved the Benjamin Franklin for March 3rd
 01:58 6 (sic) in anticipation of further meetings on the
 01:59 7 H-Zone, and it's our intention to hold our March 2nd
 01:59 8 meeting there and move this matter forward.
 01:59 9 How about a motion to adjourn?
 01:59 10 COUNCILWOMAN ZUSY: So moved.
 01:59 11 MR. RICHE: Second.
 01:59 12 CHAIRMAN NICHOLSON: All in favor?
 13 (All present Board Members respond in
 14 the affirmative.)
 15 (Whereupon the meeting is adjourned at
 16 10:55 p.m.)
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96

C E R T I F I C A T I O N

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 7 I, KIM O. FURBACHER, License No.
 8 XIO1042, a Certified Court Reporter, Registered
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 10 Reporter, and Notary Public of the State of New
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\$	2	61:12, 66:14, 66:15 40,000 [2] - 38:5, 38:6 40,000-square [1] - 38:3 40-foot [2] - 15:3, 67:11 43 [1] - 3:7 454 [1] - 45:17 47 [4] - 8:8, 8:11, 8:15, 66:13 47-foot [3] - 6:22, 56:2, 56:10 48 [1] - 66:13 487-0036 [1] - 1:25 4C [3] - 52:11, 52:19, 81:23	8	adapting [1] - 59:1 add [7] - 28:6, 28:20, 32:4, 53:5, 53:6, 72:12, 91:16 added [3] - 26:7, 56:18, 93:18 adding [6] - 13:11, 25:11, 25:25, 27:13, 27:19, 28:3 addition [6] - 55:20, 56:24, 57:16, 58:3, 59:19, 59:20 additional [2] [1] - 4:24, 14:7, 18:25, 19:17, 25:16, 27:2, 28:6, 28:25, 32:2, 53:5, 53:6, 57:9, 57:14, 59:10, 65:9, 73:1, 80:22, 81:6, 86:18, 89:8, 93:18 address [3] - 6:8, 79:17, 79:23 addressed [2] - 23:12, 44:15 adds [1] - 27:21 adequate [3] - 46:5, 60:17, 61:17 adjacent [7] - 14:20, 22:23, 29:13, 29:24, 30:1, 30:7, 30:8 adjourn [1] - 95:9 adjourned [1] - 95:15 adjustments [1] - 88:10 adopt [1] - 85:11 adopted [1] - 59:3 adopting [1] - 89:20 advantage [1] - 52:12 advantages [3] - 81:23, 84:11, 85:3 aerial [3] - 56:8, 57:7, 57:25 affect [3] - 10:10, 29:6, 37:22 affected [1] - 81:17 afterworld [1] - 38:1 agenda [2] - 4:12, 5:4 ago [3] - 10:5, 54:9, 76:7 agree [2] - 63:15, 78:12 agreed [2] - 44:23, 45:16 ahead [1] - 76:4 air [1] - 49:25 ALBERT [1] - 1:13 allow [3] - 21:20, 46:2, 81:14 allowed [1] - 74:17 allows [1] - 22:13 alluding [1] - 94:3
\$200 [1] - 53:12	2 [4] - 1:2, 62:25, 64:21, 65:18 2,000 [4] - 46:10, 62:14, 62:23, 63:8 2,300 [2] - 26:6, 26:14 20 [3] - 24:16, 25:3, 33:19 20-foot [1] - 15:7 200 [1] - 66:9 2009 [1] - 4:14 201 [2] - 1:24, 1:25 2010 [1] - 1:2 21st [3] - 46:1, 46:6, 60:17 222 [1] - 66:4 223 [1] - 66:4 22nd [2] - 92:19, 92:20 230 [1] - 15:20 24 [1] - 65:4 25 [4] - 23:21, 23:25, 24:1, 35:13 250 [1] - 50:13 29 [1] - 3:5 2nd [1] - 95:7	5 5,700 [1] - 20:7 50 [5] - 2:10, 30:6, 32:9, 35:16, 50:13 500 [2] - 50:14, 62:22 505 [1] - 1:23 56 [1] - 65:3 560,000 [2] - 45:24, 60:2 580 [1] - 26:13 5A [1] - 59:6 5B [1] - 59:6 5th [2] - 44:22, 45:12	8,700 [1] - 26:13 80 [5] - 14:13, 43:6, 65:5, 66:18 81 [4] - 14:1, 31:8, 31:20, 43:10 815 [1] - 6:18 82 [2] - 20:1, 20:3 822 [1] - 8:1 84 [2] - 49:18, 65:16 85 [10] - 13:5, 13:22, 14:13, 14:20, 15:5, 15:16, 31:14, 31:15, 71:22, 72:9 85.6 [1] - 13:5 86 [4] - 18:21, 27:1, 31:19, 42:10 865 [1] - 6:17 88 [5] - 14:1, 31:8, 31:20, 43:7, 66:24 89 [2] - 16:4, 24:14 8:44 [1] - 1:2	9 90 [1] - 14:2 94 [2] - 15:15, 65:12 95 [1] - 15:22
0	3	6	9	
07450 [1] - 2:13 07663 [1] - 1:24 07677 [1] - 2:10	3 [1] - 65:18 3,500 [1] - 20:7 30 [5] - 27:12, 33:20, 35:13, 61:12 30,000-foot [1] - 29:17 30-foot [1] - 32:9 300 [3] - 30:15, 45:22, 63:9 32 [2] - 67:14, 67:22 33 [1] - 67:22 35 [1] - 23:21 380,000 [1] - 60:21 390 [1] - 15:19 3A [10] - 54:14, 56:19, 57:7, 58:13, 59:23, 60:23, 62:25, 64:22, 65:7, 68:8 3B [2] [1] - 54:14, 54:18, 58:13, 58:19, 59:23, 60:23, 62:25, 64:22, 65:7, 65:18, 67:3, 68:9, 78:24, 79:5, 79:6, 79:10, 80:5, 87:12, 87:13, 87:14, 89:3 3rd [1] - 95:5	6 [1] - 77:17 60 [4] - 13:23, 15:2, 20:5, 47:20 600 [2] - 62:22, 62:23 620,000 [1] - 47:21 641-1812 [1] - 1:24 65 [1] - 65:1 661 [2] - 7:25, 62:5 69 [6] - 16:11, 18:18, 18:21, 24:14, 31:13, 40:6	A	
1	4	7	A	
1 [2] - 64:21, 65:18 1,000 [1] - 62:6 1,100 [1] - 62:7 1,700 [2] - 62:7, 63:9 1.170 [1] - 60:13 1.5:1 [1] - 23:25 1.7 [1] - 46:24 10 [6] - 3:4, 34:3, 34:4, 34:5, 42:18, 46:13 10-foot [1] - 6:23 10-month [1] - 42:15 100 [9] - 14:24, 15:1, 15:6, 30:15, 50:14, 66:6, 71:20, 71:21, 84:2 100,000 [1] - 61:3 100-foot [1] - 57:4 105 [3] - 14:24, 15:6, 24:13 10:55 [1] - 95:16 111 [2] - 62:15, 62:16 120 [4] - 8:8, 9:18, 56:21, 66:21 120-foot [1] - 80:5 122 [2] - 65:23, 65:25 125,000 [1] - 61:4 130 [1] - 67:10 130-foot [1] - 47:8 135 [1] - 2:13 14 [2] - 26:8, 65:10 15 [3] - 25:3, 34:4, 34:5 15,000 [1] - 26:2 150 [2] - 15:20, 38:7 17 [4] - 11:6, 17:24, 18:21, 40:8 18 [2] - 11:6, 12:4 195x445 [1] - 15:11 1:1 [1] - 23:25	40 [5] - 27:12, 47:20,	7 [1] - 77:18 7/11/14 [1] - 96:21 7/24 [1] - 48:11 70 [2] - 14:14 700,000 [1] - 46:18 71 [1] - 3:8 74 [1] - 27:2 75 [3] - 14:14, 16:4, 24:14	abandon [1] - 78:19 ability [1] - 71:25 able [5] - 9:12, 15:14, 71:14, 71:15, 76:25 absolutely [3] - 87:24, 90:20, 91:17 accept [1] - 74:25 accepted [1] - 11:7 access [1] - 48:10 acclimate [1] - 6:10 accommodate [1] - 46:18 accommodation [1] - 72:19 accurate [1] - 96:12 achieve [1] - 57:20 achieving [1] - 58:20 acoustical [1] - 8:25 act [1] - 37:3 action [2] - 19:9, 75:4 actions [1] - 74:23 activities [2] - 48:8, 48:14 activity [2] - 48:11, 48:13 actual [5] - 9:7, 35:11, 40:10, 71:13, 93:4	abandon [1] - 78:19 ability [1] - 71:25 able [5] - 9:12, 15:14, 71:14, 71:15, 76:25 absolutely [3] - 87:24, 90:20, 91:17 accept [1] - 74:25 accepted [1] - 11:7 access [1] - 48:10 acclimate [1] - 6:10 accommodate [1] - 46:18 accommodation [1] - 72:19 accurate [1] - 96:12 achieve [1] - 57:20 achieving [1] - 58:20 acoustical [1] - 8:25 act [1] - 37:3 action [2] - 19:9, 75:4 actions [1] - 74:23 activities [2] - 48:8, 48:14 activity [2] - 48:11, 48:13 actual [5] - 9:7, 35:11, 40:10, 71:13, 93:4

<p>almost [1] - 62:6 alter [1] - 90:9 ALTERNATE [2] - 1:16, 1:17 amazed [1] - 43:19 amenable [1] - 88:10 amend [1] - 79:14 amended [1] - 90:15 amending [1] - 90:16 Amendment [1] - 4:11 amendment [7] - 4:15, 86:22, 87:21, 87:22, 90:15, 90:22, 90:25 amount [11] - 52:22, 61:4, 61:7, 63:1, 63:15, 68:6, 69:7, 82:15, 94:4, 94:5 amplification [1] - 5:16 amsl [1] - 14:2 analysis [2] - 59:12, 59:13 angle [1] - 25:3 ANNE [2] - 1:11, 1:15 Anne [1] - 89:23 announcement [1] - 59:20 answer [4] - 23:13, 71:5, 75:10, 75:11 answered [2] - 43:4, 84:14 anticipate [1] - 33:9 anticipation [1] - 95:6 anytime [1] - 25:21 apart [1] - 78:23 apologize [2] - 28:13, 83:8 applied [1] - 50:4 applies [1] - 74:4 apply [2] - 17:20, 32:8 appraisal [1] - 81:11 approach [2] - 83:20, 89:14 appropriate [1] - 78:9 approved [1] - 40:15 architect [3] - 16:12, 40:6, 83:17 architects [4] - 44:25, 63:4, 65:8, 82:11 architectural [3] - 49:1, 56:22, 70:6 architectural/ engineering [1] - 50:24 area [25] - 6:24, 8:4, 8:17, 8:20, 8:21, 8:23, 9:1, 9:22, 11:9, 13:18, 13:24, 14:12, 21:13, 24:24, 28:18, 35:4, 35:14, 38:5, 59:6, 59:15, 60:2,</p>	<p>60:9, 60:17, 80:8 areas [4] - 21:18, 29:12, 34:11, 68:9 artificially [1] - 17:19 assess [1] - 84:3 assessment [2] - 18:8, 18:11 associated [1] - 29:5 Associates [4] - 2:4, 10:14, 10:25, 11:24 assume [2] - 76:22, 76:24 assumed [1] - 73:17 AT [1] - 1:2 at-large [3] - 70:17, 71:2, 83:22 atrium [2] - 55:3, 82:10 attempt [1] - 70:8 attempted [1] - 70:7 attention [1] - 19:17 attractive [1] - 53:1 audience [1] - 10:21 authorities [1] - 75:20 available [1] - 74:23 Avenue [4] - 6:14, 31:22, 33:4, 67:1</p>	<p>20:18, 20:23, 20:25, 21:7, 25:5, 25:13, 26:25, 27:24, 29:7, 37:20 bedrock-quality [1] - 21:7 beds [1] - 45:17 beginning [3] - 15:24, 18:25, 31:10 behind [1] - 24:25 BEING [1] - 1:7 below [73] - 6:19, 7:24, 8:1, 12:16, 13:8, 13:11, 13:13, 13:23, 14:14, 15:10, 15:15, 15:16, 15:21, 16:3, 16:15, 16:17, 16:20, 17:7, 17:15, 17:24, 17:25, 18:10, 19:2, 20:16, 22:19, 23:17, 25:11, 25:14, 25:16, 25:22, 29:19, 31:9, 32:6, 33:13, 38:4, 39:24, 40:4, 40:8, 44:9, 44:19, 46:22, 47:20, 47:22, 48:4, 48:6, 49:12, 49:18, 49:24, 50:8, 53:15, 55:16, 56:23, 57:11, 57:12, 58:8, 60:5, 61:3, 61:9, 61:13, 61:19, 61:20, 61:24, 62:5, 62:19, 63:1, 63:5, 63:9, 63:17, 65:15, 68:11, 69:19, 81:7 below-grade [1] - 15:10 Ben [3] - 33:15, 65:21, 66:7 bench [2] - 33:25, 34:2 benefit [6] - 4:8, 21:19, 47:25, 48:1, 71:1, 91:4 benefits [3] - 69:2, 69:3, 70:20 Benjamin [3] - 58:3, 67:11, 95:5 Bergen [4] - 55:1, 55:13, 56:6, 57:13 berm [1] - 8:24 best [5] - 44:1, 84:4, 84:5, 88:21, 90:3 better [9] - 16:6, 25:19, 42:15, 45:2, 49:10, 67:4, 71:11, 71:13, 71:19 between [13] - 4:21, 13:22, 15:6, 22:15, 35:7, 47:11, 51:3, 56:11, 58:5, 66:9,</p>	<p>73:8, 78:23, 86:10 beyond [2] - 33:22, 36:2 BF [1] - 34:24 big [4] - 42:16, 46:9, 53:18, 66:25 bigger [1] - 80:18 biggest [1] - 78:25 bird's [5] - 7:11, 7:16, 7:17, 9:4, 55:8 bit [20] - 10:21, 12:23, 16:6, 19:19, 22:24, 26:10, 35:7, 36:1, 38:18, 39:2, 46:12, 47:12, 53:8, 54:20, 58:14, 60:15, 60:25, 68:7, 76:17, 77:12 BLAIS [1] - 2:2 Blais [2] - 39:14, 89:9 blast [5] - 21:9, 21:13, 21:22, 22:5 blasting [15] - 21:1, 21:16, 21:17, 22:4, 22:12, 22:18, 23:6, 23:8, 30:1, 30:10, 30:11, 30:16, 30:17, 38:25, 73:24 blocks [1] - 30:4 blue [1] - 64:22 blueish [1] - 60:5 BOARD [2] - 1:1, 1:7 board [10] - 12:7, 44:23, 73:21, 76:23, 83:20, 86:5, 87:9, 88:8, 89:2, 90:2 Board [30] - 2:11, 3:5, 3:8, 4:15, 4:23, 6:1, 6:2, 6:10, 7:3, 10:4, 10:20, 31:1, 38:13, 43:20, 54:9, 59:18, 64:9, 74:23, 75:21, 76:2, 78:8, 78:14, 79:9, 79:13, 79:14, 79:18, 81:15, 83:10, 95:2, 95:13 Board's [2] - 4:21, 81:8 boards [3] - 11:8, 12:5 boiler [1] - 61:10 boils [1] - 16:17 BOMBACE [1] - 1:12 borders [1] - 93:21 boring [3] - 19:25, 26:4, 42:3 borings [3] - 12:19, 18:20, 42:24 borne [2] - 69:15, 94:12 bottom [7] - 16:9, 18:18, 28:2, 40:5, 68:18, 68:22, 81:22</p>	<p>Boulevard [1] - 2:10 BOX [1] - 1:23 box [1] - 28:14 braced [1] - 23:22 bracing [2] - 24:4, 24:18 BRANCHEAU [2] - 2:2, 39:15 breakers [3] - 25:8, 32:13, 36:20 brief [1] - 51:6 bring [4] - 28:22, 34:10, 49:24, 83:20 bringing [1] - 78:3 broad [1] - 72:13 BROOK [1] - 1:24 brought [2] - 74:23, 76:21 buffer [6] - 9:13, 35:7, 48:21, 59:10, 80:7, 80:11 build [1] - 74:7 Building [37] - 7:1, 8:2, 8:4, 8:6, 16:1, 16:2, 16:14, 18:17, 24:13, 25:21, 29:8, 31:19, 32:25, 33:10, 33:12, 33:15, 35:6, 35:23, 35:24, 40:5, 55:3, 55:5, 55:6, 55:25, 56:1, 56:6, 56:7, 56:9, 56:17, 57:3, 57:5, 57:13, 82:11 building [36] - 8:7, 8:14, 9:8, 9:9, 9:11, 9:13, 9:15, 17:2, 17:4, 17:13, 17:14, 17:15, 19:6, 25:17, 25:20, 33:21, 37:17, 41:4, 41:17, 49:15, 53:20, 56:7, 56:23, 56:25, 57:5, 57:8, 57:23, 61:8, 64:21, 65:1, 66:3, 66:20, 66:21, 80:19, 81:3, 81:6 buildings [16] - 10:11, 20:17, 20:22, 25:24, 30:3, 31:4, 41:16, 47:11, 54:16, 56:17, 57:17, 60:9, 65:24, 80:6, 80:20, 82:16 Buildings [3] - 16:3, 16:10, 23:20 Buildings' [1] - 31:12 built [3] - 52:4, 55:15, 82:24 bulk [2] - 16:21, 27:12 bulking [1] - 27:7 bulks [1] - 39:1</p>
B				
<p>area [25] - 6:24, 8:4, 8:17, 8:20, 8:21, 8:23, 9:1, 9:22, 11:9, 13:18, 13:24, 14:12, 21:13, 24:24, 28:18, 35:4, 35:14, 38:5, 59:6, 59:15, 60:2,</p>	<p>bachelor's [2] - 11:3, 12:1 background [3] - 5:20, 10:22, 42:2 bad [2] - 40:25 BARBARA [1] - 2:3 barrier [1] - 8:25 base [2] - 20:22, 37:4 based [15] - 15:13, 17:25, 26:9, 32:22, 40:10, 41:24, 42:1, 78:5, 84:3, 84:5, 84:17, 84:21, 85:2, 88:11, 90:1 baseline [1] - 22:8 basement [6] - 21:12, 24:14, 27:1, 49:3, 49:6 basements [2] - 31:3, 33:16 basic [1] - 72:25 basin [1] - 28:23 beam [2] - 32:14, 37:4 beating [1] - 21:4 becomes [1] - 76:14 bedrock [24] - 13:18, 13:21, 14:8, 14:12, 14:20, 15:1, 15:2, 15:3, 15:5, 15:7, 16:18, 19:23, 20:14,</p>	<p>60:5, 61:3, 61:9, 61:13, 61:19, 61:20, 61:24, 62:5, 62:19, 63:1, 63:5, 63:9, 63:17, 65:15, 68:11, 69:19, 81:7 below-grade [1] - 15:10 Ben [3] - 33:15, 65:21, 66:7 bench [2] - 33:25, 34:2 benefit [6] - 4:8, 21:19, 47:25, 48:1, 71:1, 91:4 benefits [3] - 69:2, 69:3, 70:20 Benjamin [3] - 58:3, 67:11, 95:5 Bergen [4] - 55:1, 55:13, 56:6, 57:13 berm [1] - 8:24 best [5] - 44:1, 84:4, 84:5, 88:21, 90:3 better [9] - 16:6, 25:19, 42:15, 45:2, 49:10, 67:4, 71:11, 71:13, 71:19 between [13] - 4:21, 13:22, 15:6, 22:15, 35:7, 47:11, 51:3, 56:11, 58:5, 66:9,</p>	<p>73:8, 78:23, 86:10 beyond [2] - 33:22, 36:2 BF [1] - 34:24 big [4] - 42:16, 46:9, 53:18, 66:25 bigger [1] - 80:18 biggest [1] - 78:25 bird's [5] - 7:11, 7:16, 7:17, 9:4, 55:8 bit [20] - 10:21, 12:23, 16:6, 19:19, 22:24, 26:10, 35:7, 36:1, 38:18, 39:2, 46:12, 47:12, 53:8, 54:20, 58:14, 60:15, 60:25, 68:7, 76:17, 77:12 BLAIS [1] - 2:2 Blais [2] - 39:14, 89:9 blast [5] - 21:9, 21:13, 21:22, 22:5 blasting [15] - 21:1, 21:16, 21:17, 22:4, 22:12, 22:18, 23:6, 23:8, 30:1, 30:10, 30:11, 30:16, 30:17, 38:25, 73:24 blocks [1] - 30:4 blue [1] - 64:22 blueish [1] - 60:5 BOARD [2] - 1:1, 1:7 board [10] - 12:7, 44:23, 73:21, 76:23, 83:20, 86:5, 87:9, 88:8, 89:2, 90:2 Board [30] - 2:11, 3:5, 3:8, 4:15, 4:23, 6:1, 6:2, 6:10, 7:3, 10:4, 10:20, 31:1, 38:13, 43:20, 54:9, 59:18, 64:9, 74:23, 75:21, 76:2, 78:8, 78:14, 79:9, 79:13, 79:14, 79:18, 81:15, 83:10, 95:2, 95:13 Board's [2] - 4:21, 81:8 boards [3] - 11:8, 12:5 boiler [1] - 61:10 boils [1] - 16:17 BOMBACE [1] - 1:12 borders [1] - 93:21 boring [3] - 19:25, 26:4, 42:3 borings [3] - 12:19, 18:20, 42:24 borne [2] - 69:15, 94:12 bottom [7] - 16:9, 18:18, 28:2, 40:5, 68:18, 68:22, 81:22</p>	<p>Boulevard [1] - 2:10 BOX [1] - 1:23 box [1] - 28:14 braced [1] - 23:22 bracing [2] - 24:4, 24:18 BRANCHEAU [2] - 2:2, 39:15 breakers [3] - 25:8, 32:13, 36:20 brief [1] - 51:6 bring [4] - 28:22, 34:10, 49:24, 83:20 bringing [1] - 78:3 broad [1] - 72:13 BROOK [1] - 1:24 brought [2] - 74:23, 76:21 buffer [6] - 9:13, 35:7, 48:21, 59:10, 80:7, 80:11 build [1] - 74:7 Building [37] - 7:1, 8:2, 8:4, 8:6, 16:1, 16:2, 16:14, 18:17, 24:13, 25:21, 29:8, 31:19, 32:25, 33:10, 33:12, 33:15, 35:6, 35:23, 35:24, 40:5, 55:3, 55:5, 55:6, 55:25, 56:1, 56:6, 56:7, 56:9, 56:17, 57:3, 57:5, 57:13, 82:11 building [36] - 8:7, 8:14, 9:8, 9:9, 9:11, 9:13, 9:15, 17:2, 17:4, 17:13, 17:14, 17:15, 19:6, 25:17, 25:20, 33:21, 37:17, 41:4, 41:17, 49:15, 53:20, 56:7, 56:23, 56:25, 57:5, 57:8, 57:23, 61:8, 64:21, 65:1, 66:3, 66:20, 66:21, 80:19, 81:3, 81:6 buildings [16] - 10:11, 20:17, 20:22, 25:24, 30:3, 31:4, 41:16, 47:11, 54:16, 56:17, 57:17, 60:9, 65:24, 80:6, 80:20, 82:16 Buildings [3] - 16:3, 16:10, 23:20 Buildings' [1] - 31:12 built [3] - 52:4, 55:15, 82:24 bulk [2] - 16:21, 27:12 bulking [1] - 27:7 bulks [1] - 39:1</p>

<p>bulldozer [1] - 21:2 bunch [3] - 78:4, 79:21, 92:1 BY [1] - 2:9</p>	<p>30:25, 31:17, 31:21, 32:18, 37:7, 39:12, 39:20, 43:12, 43:15, 71:6, 75:10, 76:1, 76:4, 78:11, 85:8, 85:15, 87:5, 88:12, 88:24, 89:6, 91:3, 91:17, 92:1, 92:8, 92:11, 92:20, 93:15, 94:4, 94:16, 94:20, 94:25, 95:12 chance [1] - 12:8 change [10] - 14:6, 41:20, 54:12, 60:3, 62:15, 71:8, 87:18, 88:22, 90:5, 90:9 changed [3] - 71:18, 90:13, 91:20 changes [2] - 57:24, 91:23 changing [1] - 88:25 characteristics [1] - 47:10 charge [2] - 22:1, 22:2 charged [1] - 85:6 charges [2] - 21:18, 30:12 CHARLES [2] - 1:17, 2:12 chart [3] - 60:1, 64:20, 67:13 Cheel [4] - 55:3, 55:12, 57:12, 82:11 chemicals [1] - 21:6 CHIEF [1] - 1:12 choose [4] - 65:25, 67:23, 68:2, 74:11 Chris [1] - 39:14 CHRIS [1] - 2:2 circulation [1] - 46:4 civil [2] - 11:3, 12:1 clarification [1] - 88:16 clarify [1] - 86:25 class [1] - 46:6 clear [2] - 31:22, 73:3 clearly [2] - 58:15, 93:7 close [8] - 11:9, 11:16, 13:6, 35:23, 53:21, 53:24, 67:1, 67:7 closely [1] - 28:9 closer [4] - 13:22, 44:10, 45:8, 74:7 closest [3] - 9:11, 29:12, 80:8 CMX [5] - 12:22, 14:1, 42:4, 42:12, 42:25 cobbles [1] - 13:19 collaboration [1] - 78:16</p>	<p>collective [1] - 87:9 collectively [2] - 72:17, 77:22 COLLINS [1] - 2:12 color [8] - 57:8, 60:4, 60:5, 61:23, 61:25, 62:1, 64:23, 67:25 colors [3] - 14:9, 61:22, 68:2 column [1] - 68:12 combination [3] - 17:17, 77:13, 84:7 coming [4] - 41:17, 81:10, 83:24, 89:14 COMMENCING [1] - 1:2 comment [6] - 38:16, 72:13, 83:12, 91:21, 91:22, 92:22 commented [1] - 50:11 comments [2] - 48:23, 75:1 Commission [1] - 96:21 common [1] - 13:18 communities [1] - 93:24 community [11] - 47:10, 69:2, 70:17, 71:2, 73:7, 73:12, 73:15, 73:18, 91:6, 94:2, 94:12 comparative [1] - 59:12 compared [2] - 20:24, 38:15 comparison [5] - 59:16, 65:17, 78:23 comparisons [1] - 59:17 complete [3] - 51:13, 51:15, 61:17 completely [1] - 52:4 complex [3] - 49:14, 69:12, 69:24 compliant [1] - 66:11 compressive [1] - 20:6 compromise [2] - 76:13, 76:24 concept [6] - 10:6, 19:3, 32:13, 33:12, 34:15, 81:6 concepts [13] - 13:8, 15:23, 20:15, 20:21, 25:14, 29:18, 32:5, 70:5, 78:4, 78:18, 78:19, 83:18, 83:21 conceptual [6] - 16:2, 16:9, 20:16, 23:19,</p>	<p>26:1, 31:12 conceptually [2] - 77:24, 78:1 concern [1] - 90:21 concerned [5] - 83:23, 86:2, 88:7, 91:5, 91:10 concerning [2] - 75:2, 91:10 concerns [3] - 10:8, 10:9, 73:23 concessions [1] - 83:13 conclusion [1] - 4:23 concrete [2] - 20:8, 36:4 condensed [1] - 21:20 condition [1] - 92:25 conditions [5] - 12:24, 13:1, 13:2, 13:16, 69:22 conducted [1] - 93:21 configuration [2] - 57:6, 57:22 conglomerate [1] - 19:24 conjunction [1] - 78:15 connecting [1] - 55:12 connection [3] - 39:21, 41:8, 57:1 connector [5] - 55:2, 55:6, 55:7, 55:12, 56:10 cons [1] - 75:21 consider [6] - 27:8, 29:13, 37:16, 38:12, 83:19, 83:21 considerable [1] - 31:2 consideration [5] - 4:10, 22:20, 23:18, 25:15, 81:8 considerations [5] - 13:9, 16:16, 25:12, 27:23, 29:19 considered [1] - 16:14 considering [3] - 16:3, 44:1, 72:9 constant [2] - 60:14, 60:22 constructed [1] - 17:9 construction [42] - 13:7, 15:23, 16:20, 16:24, 17:1, 17:5, 17:13, 18:12, 21:20, 22:7, 22:9, 23:8, 24:5, 24:6, 25:8, 26:22, 27:21, 27:22, 29:20, 32:16, 34:17, 34:22, 36:25, 39:25,</p>	<p>40:21, 40:23, 44:25, 53:7, 68:21, 68:22, 69:6, 69:9, 70:15, 73:2, 73:9, 73:15, 93:5, 93:6, 94:9, 94:10 consultant [2] - 4:17, 42:9 consultant's [1] - 12:18 consultants [1] - 45:1 consulting [1] - 11:25 contemplated [1] - 34:18 content [1] - 82:14 context [5] - 43:25, 44:21, 53:3, 74:2, 82:23 continue [3] - 40:16, 89:11, 95:2 continuous [1] - 20:12 continuously [1] - 21:4 continuum [2] - 44:20, 70:21 contour [1] - 14:8 control [3] - 19:21, 27:25, 29:3 controlled [1] - 21:16 conventional [1] - 35:14 conversation [2] - 4:23, 85:25 conversations [3] - 4:21, 56:22, 75:12 convinced [2] - 50:25, 92:25 cool [1] - 90:6 cooling [1] - 58:2 copies [1] - 6:1 core [1] - 19:25 corner [6] - 7:1, 9:2, 24:16, 34:18, 35:22, 67:2 correct [8] - 8:13, 31:5, 33:1, 34:25, 35:1, 37:1, 64:3, 87:4 correlate [1] - 43:1 correlations [1] - 22:15 cost [20] - 38:19, 38:21, 51:25, 52:8, 53:13, 68:21, 69:6, 69:15, 69:22, 70:15, 73:1, 76:9, 81:24, 82:1, 93:2, 93:3, 93:4, 93:5, 94:8, 94:9 costs [9] - 39:5, 53:6, 53:11, 68:22, 69:4,</p>
--	---	---	---	--

<p>70:19, 71:16, 82:2, 94:13</p> <p>COUNCILWOMAN [24] - 1:11, 11:12, 30:20, 37:8, 37:14, 38:8, 38:20, 39:9, 74:16, 74:20, 75:17, 77:6, 77:9, 81:9, 83:7, 88:15, 89:1, 89:13, 90:6, 90:12, 90:18, 91:1, 91:15, 95:10</p> <p>counsel [1] - 31:2 Counsel [2] - 2:11, 2:14</p> <p>couple [7] - 14:19, 16:5, 25:1, 41:3, 52:1, 78:5, 93:13</p> <p>coupled [1] - 73:22</p> <p>course [2] - 75:4, 93:23</p> <p>COURT [1] - 1:23 Court [2] - 96:8, 96:9 courts [1] - 48:23 courtyards [1] - 49:14</p> <p>cover [5] - 48:13, 48:15, 59:8, 59:9, 70:14</p> <p>covered [3] - 8:23, 59:6, 63:21</p> <p>crack [4] - 23:3, 23:5, 41:4</p> <p>create [7] - 41:15, 45:2, 47:5, 48:17, 48:18, 48:20, 48:22</p> <p>creating [1] - 43:22</p> <p>crevice [1] - 23:3</p> <p>criteria [2] - 45:8, 67:22</p> <p>cross [2] - 24:11, 26:24</p> <p>crossing [1] - 25:10</p> <p>CRR [1] - 79:19</p> <p>cubic [2] - 26:2, 26:13</p> <p>current [16] - 19:20, 20:21, 25:13, 26:9, 45:23, 47:3, 49:21, 50:6, 59:22, 60:9, 64:21, 66:12, 67:17, 68:5, 75:3, 82:7</p> <p>cursor [1] - 9:10</p>	<p>31:16, 43:2</p> <p>date [2] - 10:17, 94:17</p> <p>dating [1] - 12:21</p> <p>Dave [3] - 74:23, 81:10, 92:21</p> <p>DAVID [2] - 1:9, 1:10</p> <p>daylight [7] - 48:1, 48:3, 49:3, 49:9, 49:12, 50:2, 50:10</p> <p>deal [6] - 17:1, 18:1, 25:23, 53:19, 90:8, 90:10</p> <p>dealing [5] - 69:12, 69:13, 69:15, 69:24, 80:13</p> <p>dealt [1] - 94:6</p> <p>decide [2] - 84:12, 85:4</p> <p>decided [1] - 4:15</p> <p>decides [1] - 79:14</p> <p>decision [2] - 86:9, 89:10</p> <p>deck [3] - 32:5, 80:12, 80:19</p> <p>decrease [1] - 71:24</p> <p>deep [4] - 23:21, 29:9, 76:14, 76:25</p> <p>deeper [10] - 17:7, 31:3, 39:2, 69:10, 69:20, 72:24, 73:8, 74:6, 74:9, 93:17</p> <p>defer [2] - 52:24, 82:25</p> <p>deferring [1] - 82:2</p> <p>defined [1] - 82:13</p> <p>defines [1] - 39:9</p> <p>definite [1] - 89:14</p> <p>definitive [1] - 88:18</p> <p>degree [1] - 44:2</p> <p>degrees [2] - 25:3, 74:12</p> <p>delay [1] - 30:12</p> <p>delays [2] - 22:1, 30:14</p> <p>dense [1] - 27:9</p> <p>DePalma [1] - 12:23</p> <p>depicted [1] - 8:5</p> <p>deprived [1] - 91:13</p> <p>depth [4] - 15:1, 15:3, 15:7, 79:18</p> <p>described [1] - 93:16</p> <p>DESCRIPTION [1] - 3:14</p> <p>deserve [1] - 50:1</p> <p>design [7] - 14:2, 18:23, 27:15, 40:10, 40:20, 42:7, 44:24</p> <p>design/construction [1] - 13:9</p> <p>desire [2] - 75:13, 84:1</p>	<p>detail [5] - 8:19, 54:20, 58:15, 78:1, 82:9</p> <p>detailed [1] - 7:12</p> <p>details [2] - 9:25, 10:1</p> <p>determine [3] - 42:9, 71:16, 86:16</p> <p>determining [1] - 75:4</p> <p>develop [1] - 77:23</p> <p>developed [2] - 21:17, 49:1</p> <p>development [2] - 46:24, 61:17</p> <p>dewater [3] - 16:25, 26:20, 27:16</p> <p>dewatering [10] - 28:16, 28:24, 29:1, 29:15, 31:3, 39:22, 40:1, 41:6, 44:14, 53:19</p> <p>Dien [22] - 6:22, 8:5, 9:13, 9:14, 9:17, 13:22, 14:20, 15:4, 33:14, 47:6, 51:1, 54:1, 55:10, 56:3, 58:4, 65:20, 65:22, 65:23, 66:18, 66:23, 67:2, 81:5</p> <p>difference [6] - 7:8, 7:22, 56:11, 56:20, 58:5, 63:16</p> <p>different [12] - 30:12, 30:14, 37:15, 41:20, 57:6, 61:23, 83:8, 83:18, 83:20, 85:2, 86:25, 94:13</p> <p>differential [1] - 8:9</p> <p>differently [2] - 9:3, 85:6</p> <p>difficult [6] - 18:16, 25:4, 25:8, 37:6, 65:24, 72:20</p> <p>difficulty [1] - 21:11</p> <p>digest [1] - 32:20</p> <p>direction [3] - 7:23, 75:23, 83:24</p> <p>directly [1] - 81:17</p> <p>director [2] - 11:1, 11:23</p> <p>disadvantages [2] - 84:11, 85:3</p> <p>disagree [1] - 86:11</p> <p>disappointed [1] - 58:23</p> <p>discharge [3] - 19:22, 29:4, 39:4</p> <p>discoloration [1] - 42:21</p> <p>discuss [3] - 12:24, 85:23, 89:12</p> <p>discussed [5] - 6:23, 7:3, 26:2, 89:16,</p>	<p>92:4</p> <p>discussion [5] - 12:15, 13:11, 18:3, 28:18, 89:9</p> <p>disruption [2] - 76:11, 86:10</p> <p>disruptive [1] - 48:8</p> <p>distance [7] - 21:23, 21:24, 21:25, 22:9, 35:12, 50:19, 66:22</p> <p>distances [1] - 50:12</p> <p>distill [1] - 89:10</p> <p>distorted [1] - 35:10</p> <p>doable [1] - 93:1</p> <p>dock [2] - 48:9, 59:7</p> <p>document [2] - 90:14, 91:20</p> <p>documents [1] - 13:6</p> <p>done [24] - 12:6, 22:6, 22:25, 23:1, 25:18, 26:17, 27:17, 27:19, 32:17, 35:17, 37:12, 39:7, 42:23, 45:6, 51:23, 52:17, 52:22, 61:19, 64:16, 71:15, 74:4, 87:1, 90:8, 90:10</p> <p>down [12] - 16:17, 24:1, 24:6, 24:7, 24:18, 25:8, 32:16, 34:3, 37:5, 55:14, 61:9, 80:11</p> <p>draft [3] - 6:1, 74:17, 74:21</p> <p>drainage [1] - 10:10</p> <p>draw [3] - 18:5, 19:7</p> <p>drawing [3] - 35:9, 35:10, 40:19</p> <p>drawn [1] - 28:14</p> <p>drilling [1] - 21:1</p> <p>drop [3] - 46:14, 48:10, 57:12</p> <p>drop-off [3] - 46:14, 48:10, 57:12</p> <p>drove [1] - 20:2</p> <p>dry [1] - 42:19</p> <p>due [2] - 61:1, 93:4</p> <p>Dumpsters [1] - 59:8</p> <p>duration [4] - 26:8, 37:23, 70:15, 76:10</p> <p>during [8] - 16:24, 17:5, 22:12, 23:6, 40:21, 41:20, 69:9, 87:18</p>	<p>36:14, 54:3</p> <p>eastern [1] - 34:23</p> <p>easy [2] - 72:2, 72:5</p> <p>edge [6] - 44:12, 47:5, 53:24, 54:17, 58:4, 74:7</p> <p>edges [1] - 44:11</p> <p>Education [3] - 75:21, 81:16, 83:10</p> <p>effort [3] - 20:24, 37:12, 37:13</p> <p>efforts [1] - 27:21</p> <p>either [8] - 25:9, 39:24, 46:21, 48:20, 69:8, 76:16, 77:4, 93:3</p> <p>elaborate [1] - 22:23</p> <p>elaboration [1] - 5:16</p> <p>elderly [1] - 50:18</p> <p>electrical [1] - 61:11</p> <p>element [1] - 79:2</p> <p>elements [1] - 34:23</p> <p>elevation [25] - 13:5, 13:22, 13:23, 14:1, 14:2, 14:21, 14:24, 15:2, 15:6, 15:14, 15:22, 16:11, 18:18, 18:20, 18:23, 24:13, 24:14, 27:1, 28:2, 31:7, 31:8, 31:13, 31:14, 31:19, 40:6</p> <p>elevations [4] - 15:5, 20:14, 53:18, 55:17</p> <p>eliminated [2] - 67:4, 80:13</p> <p>elimination [1] - 56:12</p> <p>embarked [2] - 51:17, 52:11</p> <p>emergency [2] - 48:10, 50:22</p> <p>enclosed [3] - 48:9, 48:10, 60:9</p> <p>encounter [1] - 42:6</p> <p>encountered [1] - 18:19</p> <p>encroachment [1] - 36:17</p> <p>end [26] - 5:6, 10:14, 20:10, 22:10, 23:7, 23:8, 24:8, 26:5, 28:8, 50:16, 50:17, 51:2, 53:21, 54:3, 57:2, 59:13, 60:12, 64:2, 64:4, 64:12, 64:17, 64:19, 71:3, 84:9, 90:11</p> <p>end-all [1] - 84:9</p> <p>ended [1] - 23:11</p> <p>endoscopy [1] - 49:8</p> <p>ends [3] - 19:10, 33:21, 34:1</p>
D				
<p>D'ARMINIO [1] - 2:9</p> <p>damage [1] - 22:16</p> <p>dark [2] - 53:10, 60:4</p> <p>darker [1] - 64:23</p> <p>dashed [1] - 36:9</p> <p>data [7] - 19:25, 21:8, 26:4, 26:9, 26:12,</p>			E	

<p>endure [1] - 73:9 engage [1] - 4:16 engaged [2] - 4:17, 85:12 engagement [1] - 4:24 engaging [1] - 4:25 ENGINEER [1] - 2:2 engineering [8] - 11:2, 11:4, 11:23, 11:25, 12:2, 12:3, 42:5, 49:1 engineers [1] - 44:25 ensuring [1] - 41:8 entire [4] - 8:21, 8:25, 9:2, 64:12 enumerate [1] - 45:11 enunciated [8] - 45:3, 45:25, 47:23, 51:7, 58:21, 68:14, 93:1, 93:7 environmental [3] - 10:25, 11:5, 12:3 environmental/geotechnical [1] - 11:24 envision [1] - 45:5 envisioned [1] - 44:4 envisions [1] - 60:12 equation [1] - 72:22 equipment [1] - 60:8 especially [3] - 18:1, 49:3, 88:3 ESQ [2] - 2:9, 2:12 essence [3] - 35:21, 38:10, 86:15 essentially [2] - 46:21, 94:23 estimated [3] - 16:10, 26:15, 31:13 et [2] - 25:21, 44:14 evaluate [2] - 78:17, 78:20 evaluation [3] - 42:17, 43:3, 86:10 evening [4] - 5:6, 5:17, 43:21, 71:4 EVID [1] - 3:14 evident [1] - 37:18 evolution [1] - 87:18 evolving [1] - 76:6 exact [1] - 28:13 example [20] - 25:19, 41:23, 44:1, 44:9, 51:17, 53:14, 53:21, 53:25, 54:2, 61:5, 61:9, 69:16, 72:22, 72:23, 73:7, 73:10, 73:13, 74:5, 74:7, 82:6 excavate [5] - 21:19, 24:17, 25:22, 27:15,</p>	<p>53:17 excavated [2] - 20:13, 21:1 excavating [1] - 21:11 excavation [26] - 16:18, 17:10, 17:12, 20:23, 20:25, 21:12, 23:18, 23:23, 24:2, 24:7, 26:18, 27:24, 29:7, 30:7, 32:9, 32:11, 32:12, 32:15, 34:1, 35:13, 35:17, 37:4, 38:24, 53:23, 69:7, 74:9 excavations [8] - 17:6, 17:24, 18:2, 21:10, 23:19, 23:21, 29:9, 93:17 exceed [1] - 22:16 excellent [1] - 83:19 except [1] - 67:8 excess [2] - 60:15, 61:16 excited [1] - 76:7 exhibit [1] - 36:16 exhibits [1] - 79:19 EXHIBITS [1] - 3:15 exist [1] - 26:15 existing [19] - 13:1, 13:2, 14:23, 23:4, 29:11, 32:4, 32:23, 36:13, 51:3, 52:12, 52:20, 55:17, 55:21, 56:6, 58:7, 60:3, 80:9, 80:15, 81:24 expansive [1] - 21:6 expect [2] - 14:6, 22:6 expense [1] - 38:14 expensive [3] - 17:18, 69:18, 69:20 expert [2] - 28:22, 41:10 expertise [1] - 5:1 experts [1] - 6:5 Expires [1] - 96:21 explain [1] - 9:8 explained [1] - 81:10 expressed [1] - 75:13 extend [2] - 56:23, 76:10 extended [1] - 33:17 extends [1] - 32:14 extension [1] - 55:6 extent [3] - 10:9, 20:18, 79:1 exterior [1] - 22:22 extraction [1] - 17:8 eye [5] - 7:11, 7:16, 7:17, 9:4, 55:8</p>	<p style="text-align: center;">F</p> <p>face [8] - 24:2, 24:24, 30:7, 35:16, 36:6, 63:11, 66:4, 66:23 faces [2] - 65:19, 67:10 facility [12] - 28:24, 38:3, 41:16, 45:16, 47:18, 49:9, 51:14, 51:21, 51:22, 52:13, 52:17, 53:2 fact [4] - 36:20, 61:1, 75:13, 77:7 factor [3] - 27:7, 36:2, 40:11 factors [1] - 69:13 faded [1] - 61:22 failure [3] - 24:21, 35:25, 36:2 faint [1] - 42:2 fair [2] - 61:7, 68:6 fairly [6] - 20:11, 20:12, 61:12, 66:25, 67:1, 68:24 fall [2] - 4:19, 24:24 fan [1] - 42:16 far [7] - 9:24, 12:22, 17:23, 17:24, 26:23, 58:23, 78:23 fast [1] - 15:8 faster [1] - 21:19 favor [3] - 58:18, 73:15, 95:12 avored [1] - 49:16 FAX [1] - 1:25 feasibility [1] - 84:4 feasible [8] - 20:18, 27:14, 29:8, 37:9, 37:11, 38:9, 84:20, 87:17 feasibly [1] - 81:3 features [1] - 59:14 FEBRUARY [1] - 1:2 feet [63] - 8:8, 8:11, 8:15, 9:18, 14:2, 15:11, 15:15, 15:19, 17:24, 18:21, 19:10, 20:3, 23:21, 24:1, 24:16, 30:6, 30:15, 32:9, 33:19, 33:20, 34:3, 34:4, 34:5, 35:13, 35:16, 36:9, 38:6, 40:8, 45:22, 45:24, 46:2, 46:18, 46:25, 47:22, 49:18, 50:13, 50:14, 56:21, 60:3, 60:13, 60:16, 60:21, 61:4, 65:1, 65:3, 65:4, 65:5, 65:10, 65:12, 65:16,</p>	<p>65:23, 65:25, 66:4, 66:6, 66:9, 66:13, 66:15, 66:18, 66:24 felt [1] - 49:2 few [1] - 54:19 figure [1] - 73:17 figured [1] - 14:10 final [4] - 33:11, 40:20, 80:2, 86:11 findings [1] - 4:19 fine [2] - 84:24, 91:1 fingers [1] - 84:22 finish [1] - 77:8 FIRE [1] - 1:12 firm [4] - 10:22, 11:1, 11:25, 75:15 first [14] - 5:12, 5:13, 5:19, 15:15, 16:24, 24:13, 24:17, 24:18, 45:15, 46:6, 47:9, 65:19, 83:15, 85:9 first-rate [1] - 46:6 five [17] - 7:7, 7:9, 7:20, 7:21, 8:2, 20:2, 20:3, 30:4, 54:15, 56:19, 56:25, 57:8, 58:1, 62:4, 65:9, 77:19, 81:22 five-foot [1] - 20:2 flexibility [2] - 82:23, 83:3 flip [2] - 7:9, 21:21 floating [2] - 19:12, 19:14 floor [5] - 15:21, 24:13, 28:3, 57:9 focus [3] - 16:22, 19:19, 77:18 folks [1] - 15:8 follow [1] - 91:8 following [2] - 5:23, 92:13 foot [4] - 20:2, 38:3, 38:4, 38:5 footage [2] - 61:5, 82:15 footprint [5] - 38:5, 50:6, 54:25, 76:16, 77:19 foregoing [1] - 96:11 forgot [1] - 59:5 form [1] - 81:12 formal [1] - 79:20 formally [1] - 5:8 format [1] - 59:15 forth [9] - 17:21, 21:6, 22:2, 44:3, 58:2, 59:8, 59:9, 66:9, 89:11 forward [10] - 5:7, 6:20, 22:21, 24:24,</p>	<p>78:18, 86:6, 88:9, 89:20, 90:5, 95:8 foundation [2] - 18:18, 31:12 foundations [2] - 10:10, 16:10 four [25] - 6:21, 7:14, 7:18, 49:22, 50:6, 54:4, 54:5, 54:12, 54:23, 55:11, 56:5, 57:18, 58:11, 59:15, 59:19, 60:9, 60:12, 61:23, 65:2, 65:19, 68:18, 68:22, 69:5, 70:8, 72:15 fourth [3] - 47:23, 62:8, 65:21 fracturing [1] - 21:2 Franklin [6] - 33:16, 58:3, 65:21, 66:7, 67:11, 95:5 frankly [1] - 83:16 free [1] - 51:2 frequency [1] - 22:15 fresh [1] - 49:24 front [2] - 8:5, 11:7 fronts [1] - 47:6 fulfilled [1] - 45:2 fully [1] - 6:8 function [3] - 49:17, 57:9, 60:7 functions [15] - 45:18, 45:19, 47:17, 47:24, 49:10, 50:1, 50:9, 50:17, 51:4, 51:5, 57:20, 61:1, 64:23, 67:13 FURBACHER [1] - 96:7 future [1] - 52:25</p> <p style="text-align: center;">G</p> <p>Gail [10] - 7:13, 15:25, 23:13, 54:20, 56:20, 59:5, 74:16, 75:6, 86:24, 87:8 GAIL [1] - 2:9 garage [8] - 6:16, 15:11, 15:12, 28:5, 31:23, 32:1, 32:4, 32:23 Garage [19] - 6:16, 6:17, 7:24, 16:13, 23:20, 25:19, 26:1, 26:8, 26:25, 27:4, 27:14, 28:1, 28:2, 28:4, 31:13, 80:18, 80:25, 81:1 garages [2] - 20:17, 31:4</p>
--	--	--	---	--

<p>gear [1] - 61:11 general [3] - 23:23, 66:13, 68:17 generally [5] - 13:6, 13:19, 30:22, 38:20, 38:21 generated [3] - 12:20, 48:14, 51:11 gentlemen [2] - 5:5, 5:11 geotech [2] - 10:7, 10:9 geotechnical [12] - 5:1, 5:20, 11:1, 11:23, 12:18, 12:21, 42:5, 71:9, 71:12, 72:10, 84:18 given [5] - 75:18, 81:18, 89:16, 89:17, 94:22 glacial [1] - 13:17 glad [1] - 71:4 grade [92] - 6:15, 6:19, 7:24, 8:1, 12:16, 13:8, 13:11, 13:13, 15:10, 15:15, 15:16, 15:21, 16:3, 16:15, 16:17, 16:20, 17:25, 18:10, 19:2, 20:16, 22:19, 23:17, 25:11, 25:14, 25:16, 25:22, 29:19, 31:9, 32:6, 33:13, 33:22, 38:4, 39:25, 40:4, 44:10, 46:13, 46:20, 47:20, 47:21, 47:22, 47:24, 48:4, 48:5, 48:6, 49:12, 49:18, 49:19, 49:24, 49:25, 50:7, 50:8, 50:9, 53:15, 55:16, 55:23, 56:24, 58:9, 58:10, 60:4, 60:5, 61:2, 61:3, 61:8, 61:13, 61:19, 61:20, 61:24, 61:25, 62:1, 62:6, 62:11, 62:19, 62:21, 63:1, 63:5, 63:6, 63:9, 63:10, 63:13, 63:18, 63:19, 65:14, 65:15, 68:11, 69:17, 69:19, 73:8 grades [1] - 14:18 grandular [1] - 13:19 graphics [1] - 78:23 great [3] - 43:2, 78:3, 82:9 greater [5] - 8:19, 20:24, 44:8, 44:18, 66:1 greatest [1] - 16:16 green [23] - 8:4, 8:11,</p>	<p>8:17, 8:19, 8:24, 9:7, 9:22, 14:15, 28:20, 47:5, 48:16, 48:17, 48:19, 48:21, 53:10, 57:10, 63:22, 68:2, 68:9, 80:7, 80:11 greenbelt [1] - 47:11 ground [16] - 14:23, 15:5, 27:10, 36:4, 37:18, 38:16, 44:5, 44:19, 46:21, 46:22, 48:2, 76:15, 77:2, 78:19, 81:7, 81:8 groundbreaking [1] - 27:18 groundwater [38] - 13:25, 14:5, 16:18, 16:23, 17:2, 17:3, 17:7, 17:15, 17:19, 17:23, 17:24, 18:9, 18:19, 19:1, 19:5, 19:11, 19:12, 19:13, 19:18, 19:21, 25:13, 27:25, 29:3, 30:22, 31:7, 31:16, 37:20, 40:8, 40:19, 40:20, 41:15, 41:19, 42:6, 42:7, 42:14, 42:17, 42:18, 94:5 grouped [1] - 54:14 groups [2] - 81:15, 83:8 grout [2] - 36:3 guess [2] - 85:1, 85:9 guide [1] - 73:21 guys [1] - 93:12</p>	<p>haul [1] - 28:7 headline [1] - 37:8 hear [18] - 5:4, 10:3, 11:11, 72:3, 73:20, 73:23, 75:8, 75:20, 79:19, 79:21, 84:10, 85:1, 85:2, 85:3, 88:11, 89:3, 89:7, 95:1 heard [11] - 5:23, 10:5, 21:23, 32:20, 72:21, 73:6, 76:8, 84:21, 85:25, 86:1 hearing [21] - 4:7, 4:14, 5:7, 10:6, 79:16, 80:4, 83:16, 84:17, 85:16, 85:22, 86:4, 86:17, 87:19, 88:10, 89:25, 90:1, 90:3, 90:4, 90:23, 90:24, 91:7 hearings [1] - 7:4 heart [2] - 49:4, 49:5 heavy [1] - 19:13 height [8] - 8:15, 49:15, 49:18, 59:16, 64:21, 65:1, 65:10, 65:16 held [2] - 11:18, 11:19 help [2] - 16:8, 18:17 helpful [1] - 34:10 helps [1] - 21:18 hesitate [1] - 84:8 high [5] - 15:5, 42:17, 42:22, 43:3, 43:6 higher [6] - 18:24, 28:3, 54:25, 58:6, 76:17, 86:18 highest [2] - 41:25, 43:7 highlights [1] - 45:14 Hillsdale [2] - 11:9, 12:6 himself [1] - 4:3 hit [3] - 30:22, 30:23, 45:13 hold [2] - 11:16, 95:7 holiday [1] - 92:12 hope [1] - 5:6 hoped [1] - 58:25 hopefully [1] - 16:7 Hopkins [2] - 11:5, 12:3 horizontal [1] - 34:5 HOSPITAL [1] - 1:4 Hospital [48] - 2:14, 6:4, 14:6, 15:9, 30:9, 31:2, 36:15, 43:23, 44:3, 44:24, 45:19, 45:21, 46:5, 46:8, 46:24, 47:5, 48:25,</p>	<p>49:4, 49:6, 50:1, 51:9, 51:16, 52:11, 60:3, 60:17, 60:25, 69:3, 69:16, 70:6, 70:9, 71:2, 72:16, 72:24, 73:1, 75:2, 75:20, 77:22, 78:2, 79:17, 82:19, 82:24, 83:9, 83:21, 87:16, 88:6, 90:19, 91:9, 94:9 hospital [28] - 4:16, 5:22, 5:24, 20:16, 25:14, 30:3, 46:1, 46:3, 46:7, 46:17, 47:17, 47:24, 48:25, 49:17, 50:17, 51:3, 51:4, 51:15, 51:16, 51:18, 52:4, 57:9, 57:11, 60:7, 60:18, 61:19, 65:16, 83:1 Hospital's [9] - 4:22, 12:18, 40:6, 42:9, 78:16, 85:17, 85:25, 91:4, 93:17 hospital-related [1] - 51:4 hour [1] - 94:22 housed [1] - 62:17 houses [2] - 37:22, 54:3 hundreds [1] - 19:9 HURLEY [1] - 1:14</p>	<p>impediments [1] - 71:20 impervious [1] - 28:21 impinge [1] - 44:18 implement [2] - 53:13, 82:8 implementation [1] - 27:24 important [9] - 24:20, 29:2, 29:19, 43:3, 50:22, 72:21, 78:2, 88:5, 88:13 imposes [1] - 27:20 impractical [1] - 76:9 improvements [1] - 29:6 IN [1] - 1:3 in-depth [1] - 79:18 incidental [1] - 46:13 include [3] - 60:6, 60:7, 74:24 included [1] - 83:9 including [9] - 10:17, 36:20, 37:19, 38:12, 46:3, 46:4, 52:17 incorporate [1] - 87:23 increase [3] - 9:12, 38:22, 63:2 increased [4] - 8:7, 9:22, 39:24, 93:4 increasing [1] - 36:24 incremental [2] - 53:11, 53:13 independent [1] - 91:5 indicate [3] - 21:8, 25:14, 61:6 indicated [4] - 19:25, 26:2, 26:5, 62:3 indicates [4] - 60:4, 60:5, 64:22, 64:23 indicating [6] - 18:22, 36:6, 36:10, 36:15, 37:6, 80:14 indications [2] - 82:15, 82:16 individual [1] - 10:2 individually [1] - 25:18 individuals [1] - 88:7 induce [1] - 19:14 inexpensive [1] - 69:17 infiltration [2] - 28:24, 41:13 influence [3] - 19:9, 19:16, 19:21 information [9] - 10:16, 12:18, 12:20, 12:23, 13:4, 14:5, 14:7, 15:13, 16:11</p>
H		I		
<p>H-pile [1] - 35:15 H-room [1] - 57:1 H-ZONE [1] - 1:4 H-Zone [4] - 4:3, 4:11, 4:15, 95:7 habited [4] - 49:22, 50:9, 57:11, 64:22 half [1] - 27:4 hammer [1] - 21:2 hammers [1] - 21:4 hand [5] - 11:18, 11:19, 59:24, 80:10 hand-held [2] - 11:18, 11:19 handicapped [1] - 50:19 handle [3] - 17:3, 39:3, 80:1 handled [3] - 18:4, 19:18, 30:11 hard [1] - 14:10 hassle [1] - 37:25</p>			<p>idea [1] - 65:8 ideas [1] - 70:4 identical [3] - 56:9, 56:14, 65:6 identify [1] - 19:20 II [18] - 7:17, 52:23, 52:24, 55:4, 56:16, 57:3, 57:16, 60:13, 61:16, 64:2, 64:5, 64:12, 64:19, 79:11, 82:14, 82:20 III [1] - 83:5 illustrate [1] - 16:6 illustration [1] - 24:10 illustrations [1] - 18:15 immediately [2] - 30:8, 64:16 impact [9] - 29:15, 30:13, 41:15, 47:2, 47:18, 73:2, 93:5, 94:2, 94:10 impacts [7] - 18:4, 19:21, 28:7, 28:25, 29:5, 29:13, 71:14</p>	

<p>initial ^[1] - 5:23 inpatient ^[3] - 45:16, 51:14, 51:21 input ^[13] - 72:17, 75:24, 78:1, 79:19, 80:5, 83:21, 85:5, 87:15, 88:22, 89:8, 89:15, 89:20, 90:4 inside ^[6] - 25:7, 25:10, 32:12, 32:15, 33:3, 33:6 install ^[5] - 24:17, 24:19, 26:19, 32:10, 34:6 installation ^[2] - 19:5, 37:20 installed ^[3] - 14:5, 19:1, 42:12 instance ^[1] - 31:11 instead ^[2] - 26:15, 77:19 instruct ^[1] - 89:9 integrated ^[1] - 49:8 intention ^[1] - 95:7 intentions ^[1] - 6:7 interested ^[2] - 37:15, 84:16 interesting ^[1] - 60:19 interior ^[1] - 22:22 internal ^[4] - 8:18, 48:23, 48:24, 89:9 International ^[1] - 2:4 introduce ^[3] - 49:13, 53:25, 54:2 involve ^[1] - 36:24 involved ^[3] - 22:3, 41:5, 41:12 irrigation ^[1] - 48:18 issue ^[8] - 4:3, 19:2, 31:21, 33:15, 46:9, 49:20, 53:22, 94:10 issues ^[20] - 5:21, 10:7, 10:10, 10:12, 21:22, 37:19, 40:17, 44:15, 48:7, 48:16, 67:13, 67:14, 68:14, 68:20, 69:5, 69:14, 69:15, 73:2, 89:21 item ^[1] - 23:17 itself ^[3] - 5:25, 9:13, 46:8</p>	<p>Johns ^[2] - 11:5, 12:3 JR ^[1] - 2:12 jump ^[1] - 76:3 jumps ^[1] - 60:21</p> <p style="text-align: center;">K</p> <p>keep ^[1] - 32:4 KELLER ^[37] - 2:4, 3:4, 10:23, 11:15, 11:21, 12:15, 22:25, 23:16, 30:5, 30:24, 31:6, 31:18, 32:1, 33:1, 33:5, 33:11, 33:24, 34:14, 34:20, 35:1, 35:5, 36:10, 36:12, 36:22, 37:1, 37:11, 38:2, 38:18, 38:21, 40:1, 40:12, 40:18, 41:11, 41:22, 42:1, 43:7, 43:10 Keller ^[5] - 5:19, 10:15, 10:24, 11:22, 43:16 KIM ^[1] - 96:7 kind ^[4] - 16:5, 40:17, 40:22, 42:22 kitchen ^[1] - 60:8 knoll ^[1] - 14:20 knolls ^[2] - 14:19, 20:19 knows ^[1] - 82:18</p>	<p>last ^[6] - 5:9, 50:20, 68:12, 70:8, 74:24, 87:2 late ^[3] - 4:13, 5:9, 54:22 lateness ^[1] - 94:22 latter ^[1] - 26:4 LAURA ^[1] - 1:22 LAURENCE ^[1] - 3:4 Law ^[1] - 79:23 layout ^[5] - 5:22, 5:24, 6:13, 8:21, 9:5 layouts ^[2] - 6:6 leads ^[1] - 44:20 least ^[4] - 32:9, 35:8, 66:11, 86:11 leaving ^[1] - 4:4 led ^[1] - 4:23 left ^[3] - 4:7, 5:9, 52:3 length ^[4] - 9:2, 27:21, 68:21, 69:6 lengths ^[1] - 94:11 less ^[10] - 26:10, 26:11, 60:22, 62:14, 62:23, 66:14, 68:7, 73:8, 81:7, 82:13 lessen ^[1] - 28:8 level ^[29] - 8:10, 14:3, 15:6, 15:16, 16:4, 17:20, 25:22, 26:1, 26:7, 27:3, 27:13, 27:20, 28:6, 28:9, 37:12, 37:13, 37:24, 42:7, 49:3, 49:6, 49:22, 55:22, 55:23, 56:12, 58:9, 65:9, 84:24 levels ^[27] - 13:11, 16:3, 16:15, 17:25, 20:16, 23:19, 25:11, 25:14, 25:16, 31:9, 32:3, 32:6, 33:13, 33:23, 40:5, 41:19, 41:25, 49:22, 50:6, 55:16, 56:23, 57:12, 58:8, 65:9, 69:21, 93:19 License ^[1] - 96:7 light ^[4] - 11:14, 35:3, 48:13 likelihood ^[1] - 53:19 likely ^[1] - 89:17 limit ^[3] - 22:17, 35:6, 45:17 limited ^[3] - 10:9, 28:17 line ^[19] - 24:12, 24:16, 24:18, 25:10, 29:12, 30:9, 32:8, 33:14, 33:16, 34:23, 34:24, 35:7, 35:23,</p>	<p>35:25, 36:8, 36:11, 36:13, 53:22, 76:12 Linwood ^[27] - 6:14, 6:17, 6:24, 7:23, 9:22, 15:12, 28:1, 28:2, 31:24, 32:2, 32:7, 47:7, 54:24, 55:10, 55:18, 55:21, 56:13, 57:15, 58:7, 65:20, 66:2, 66:15, 67:4, 80:7, 80:8, 80:11, 81:5 list ^[5] - 45:13, 91:12, 91:16, 91:18 listen ^[1] - 86:8 lives ^[1] - 28:8 loading ^[2] - 6:25, 34:19 location ^[8] - 8:9, 19:22, 35:22, 51:22, 52:5, 53:16, 56:14, 82:25 locations ^[4] - 23:10, 25:6, 45:23, 51:18 logs ^[1] - 42:3 long-range ^[1] - 51:9 long-term ^[8] - 41:2, 45:4, 69:2, 69:3, 69:14, 70:17, 70:20 look ^[24] - 10:5, 12:8, 12:17, 14:11, 15:18, 16:19, 20:14, 21:24, 25:17, 25:20, 27:1, 31:1, 31:11, 36:21, 40:7, 51:24, 52:15, 56:8, 77:17, 78:22, 80:18, 80:19, 81:2, 81:5 looked ^[18] - 7:2, 25:12, 25:18, 26:12, 35:20, 48:16, 50:15, 54:5, 54:8, 57:18, 58:12, 58:17, 61:23, 63:23, 64:18, 64:20, 67:12, 68:4 looking ^[24] - 14:25, 15:7, 15:8, 16:23, 18:16, 23:14, 24:12, 31:14, 34:15, 35:8, 35:15, 38:6, 38:15, 43:22, 51:24, 55:9, 60:1, 67:23, 67:24, 71:12, 81:3, 82:8, 85:5, 94:23 looks ^[4] - 15:14, 26:9, 76:19, 80:20 loosens ^[1] - 27:10 loud ^[1] - 83:14 low ^[2] - 14:21, 16:10 lower ^[14] - 16:4, 17:6, 17:15, 17:19, 19:5, 19:11, 23:19, 25:25,</p>	<p>27:2, 27:13, 27:20, 56:23, 68:22, 81:24 lower-most ^[1] - 23:19 lowered ^[2] - 17:11, 19:13 lowest ^[3] - 15:3, 20:16, 43:9</p> <p style="text-align: center;">M</p> <p>magnitude ^[2] - 74:13, 93:20 main ^[7] - 45:23, 47:6, 52:10, 54:12, 56:11, 56:25, 57:24 Main ^[1] - 57:12 major ^[7] - 56:20, 59:14, 62:15, 63:16, 67:12, 79:2, 81:23 majority ^[1] - 20:15 management ^[9] - 13:15, 28:12, 28:14, 28:19, 29:15, 37:21, 41:7, 41:10, 41:12 manager ^[1] - 45:1 map ^[3] - 14:9, 34:11, 40:5 maps ^[1] - 14:16 March ^[2] - 95:5, 95:7 MARKED ^[1] - 3:15 marker ^[1] - 23:5 mass ^[1] - 73:8 massing ^[1] - 47:18 Master ^[24] - 4:11, 5:25, 43:22, 44:17, 45:4, 45:9, 51:7, 53:4, 53:14, 54:7, 57:21, 58:21, 59:25, 64:8, 64:16, 64:22, 65:18, 66:12, 67:21, 68:12, 68:14, 89:10, 89:15 master's ^[2] - 11:4, 12:2 mat ^[2] - 18:18, 24:14 matching ^[1] - 55:16 material ^[2] - 28:7, 94:5 matter ^[2] - 93:23, 95:8 MATTER ^[1] - 1:3 matters ^[2] - 5:1, 5:2 mayor ^[1] - 78:13 MAYOR ^[30] - 1:10, 8:10, 8:14, 9:17, 9:20, 32:19, 33:2, 33:8, 33:22, 34:8, 71:7, 71:23, 72:5, 73:20, 74:12, 74:15, 83:12, 85:14, 86:14, 86:23, 87:8, 87:13,</p>
<p style="text-align: center;">J</p> <p>January ^[1] - 26:5 JERSEY ^[1] - 1:24 Jersey ^[3] - 2:10, 96:11, 96:19 JIM ^[1] - 1:12 job ^[1] - 78:3</p>	<p>L</p> <p>L.L.C ^[1] - 1:22 laccsr2@aol.com ^[1] - 1:25 lagging ^[1] - 35:15 laid ^[2] - 14:16, 23:23 Lake ^[1] - 2:10 land ^[1] - 52:17 Land ^[1] - 79:23 landing ^[1] - 24:8 landscape ^[1] - 8:24 language ^[2] - 5:25, 89:10 large ^[6] - 18:1, 28:23, 30:12, 70:17, 71:2, 83:22 larger ^[1] - 6:3 larger-sized ^[1] - 6:3 Larry ^[11] - 10:19, 10:24, 11:22, 39:18, 39:21, 44:7, 44:15, 68:18, 69:23, 74:3, 75:15 LARRY ^[1] - 2:4 Larry's ^[3] - 78:17, 85:20, 92:24</p>			

<p>87:22, 88:1, 88:5, 88:13, 89:23, 93:8, 93:12, 94:15</p> <p>mean [16] - 20:11, 30:1, 30:2, 30:3, 30:4, 30:8, 34:2, 37:12, 73:14, 74:5, 76:6, 82:14, 82:22, 94:1, 94:8</p> <p>means [7] - 14:2, 20:1, 20:5, 21:25, 29:4, 67:16, 86:8</p> <p>meant [1] - 50:18</p> <p>measure [1] - 22:14</p> <p>measured [1] - 66:22</p> <p>mechanical [17] - 46:3, 48:4, 49:19, 49:23, 49:24, 55:11, 58:2, 60:8, 61:2, 61:3, 61:6, 61:20, 64:24, 65:4, 65:11, 65:14, 70:13</p> <p>mechanics [2] - 20:8, 32:8</p> <p>median [1] - 14:3</p> <p>Medical [1] - 2:3</p> <p>MEESE [1] - 2:9</p> <p>meet [2] - 28:9, 72:8</p> <p>meeting [9] - 44:24, 45:8, 45:12, 86:7, 92:12, 92:18, 95:1, 95:8, 95:15</p> <p>meetings [3] - 16:21, 72:15, 95:6</p> <p>meets [1] - 89:18</p> <p>member [1] - 76:23</p> <p>MEMBER [5] - 1:13, 1:14, 1:15, 1:16, 1:17</p> <p>Members [1] - 95:13</p> <p>members [10] - 4:9, 10:19, 10:20, 37:2, 73:21, 75:24, 76:2, 79:21, 91:6, 95:4</p> <p>memories [1] - 91:8</p> <p>mention [1] - 59:5</p> <p>mentioned [3] - 16:20, 59:9, 81:15</p> <p>merits [1] - 50:25</p> <p>met [4] - 10:20, 68:15, 68:16</p> <p>method [2] - 22:17, 53:23</p> <p>methods [2] - 21:5, 29:4</p> <p>mic [1] - 11:14</p> <p>middle [1] - 81:7</p> <p>midst [1] - 4:14</p> <p>might [5] - 13:5, 72:8, 77:18, 87:20, 88:11</p> <p>million [6] - 46:2,</p>	<p>46:24, 47:22, 53:12, 60:13, 60:16</p> <p>mind [1] - 93:6</p> <p>minds [1] - 88:25</p> <p>minimize [1] - 47:17</p> <p>minus [1] - 15:22</p> <p>minute [1] - 80:25</p> <p>minutes [1] - 54:19</p> <p>mitigation [2] - 47:2, 48:8</p> <p>models [2] - 76:21, 83:16</p> <p>modern [1] - 46:1</p> <p>modification [1] - 84:17</p> <p>modifications [1] - 54:13</p> <p>modify [2] - 86:12, 90:5</p> <p>moment [4] - 10:1, 45:10, 88:21, 90:2</p> <p>Monday [1] - 92:20</p> <p>money [1] - 93:4</p> <p>monitor [3] - 41:4, 42:13, 42:18</p> <p>monitoring [7] - 22:12, 22:13, 40:24, 41:1, 41:3, 42:12, 42:13</p> <p>monotonous [1] - 21:5</p> <p>months [9] - 10:5, 26:8, 26:18, 42:18, 54:9, 70:8, 72:15, 88:4</p> <p>monumental [1] - 27:18</p> <p>MORGAN [1] - 1:14</p> <p>morning [1] - 48:12</p> <p>most [8] - 20:21, 23:19, 50:15, 50:17, 57:19, 58:19, 61:6, 71:1</p> <p>motion [1] - 95:9</p> <p>mottling [1] - 42:21</p> <p>mound [1] - 41:15</p> <p>mounding [1] - 41:13</p> <p>mouth [1] - 11:17</p> <p>move [7] - 5:7, 7:23, 9:10, 45:6, 80:10, 86:5, 95:8</p> <p>moved [4] - 9:12, 9:14, 62:16, 95:10</p> <p>movement [7] - 23:6, 58:16, 58:24, 58:25, 63:5, 68:9, 70:2</p> <p>moving [7] - 6:20, 19:23, 50:25, 61:2, 61:20, 62:16, 68:25</p> <p>MR [81] - 7:13, 10:23, 11:14, 11:15, 11:21,</p>	<p>12:15, 22:25, 23:16, 30:5, 30:24, 31:6, 31:18, 32:1, 33:1, 33:5, 33:11, 33:24, 34:14, 34:20, 35:1, 35:5, 36:10, 36:12, 36:22, 37:1, 37:11, 38:2, 38:18, 38:21, 39:15, 39:16, 40:1, 40:12, 40:18, 41:11, 41:19, 41:22, 41:23, 42:1, 43:4, 43:7, 43:9, 43:10, 43:11, 43:18, 63:25, 64:4, 64:7, 64:14, 71:10, 72:3, 72:12, 74:1, 74:14, 76:3, 76:5, 77:8, 77:11, 77:21, 77:24, 78:7, 78:25, 79:6, 79:10, 80:15, 80:22, 82:6, 86:24, 87:2, 87:7, 92:6, 92:10, 92:14, 92:17, 92:21, 93:10, 93:14, 94:1, 94:7, 94:18, 95:11</p> <p>MS [51] - 5:12, 5:15, 7:15, 8:13, 8:16, 9:19, 9:21, 11:18, 12:14, 22:21, 23:15, 29:23, 30:18, 34:9, 34:16, 34:21, 35:2, 36:7, 36:11, 36:16, 36:23, 39:18, 39:21, 40:9, 40:13, 41:6, 63:24, 64:1, 64:6, 64:9, 74:19, 75:9, 79:3, 79:7, 79:12, 80:16, 80:24, 86:20, 87:1, 87:4, 87:12, 87:20, 87:24, 88:2, 90:10, 90:14, 90:20, 91:24, 92:16, 92:19, 94:24</p> <p>Municipal [1] - 79:23</p> <p>must [1] - 29:12</p>	<p>need [19] - 11:12, 24:3, 24:4, 24:25, 29:9, 32:9, 32:20, 33:23, 34:1, 35:16, 40:2, 40:9, 46:17, 48:3, 50:10, 85:4, 87:15, 90:2, 93:22</p> <p>needed [2] - 63:16, 84:14</p> <p>needs [10] - 18:7, 19:19, 24:20, 24:22, 33:17, 50:13, 63:21, 64:9, 64:10, 87:17</p> <p>neighborhood [5] - 38:7, 47:19, 48:20, 76:11, 81:16</p> <p>neighbors [1] - 75:20</p> <p>never [1] - 42:20</p> <p>NEW [1] - 1:24</p> <p>new [27] - 16:1, 16:13, 16:14, 26:12, 38:10, 52:4, 52:17, 55:1, 55:2, 55:4, 55:5, 55:11, 55:12, 55:15, 56:7, 56:16, 57:3, 57:5, 57:8, 57:17, 67:8, 80:22, 82:9, 82:24</p> <p>New [4] - 2:10, 93:24, 96:10, 96:19</p> <p>next [15] - 15:4, 28:24, 41:16, 42:20, 51:23, 54:4, 59:11, 72:8, 90:23, 92:2, 92:3, 92:12, 93:13, 95:1, 95:3</p> <p>NICHOLSON [40] - 1:9, 4:1, 4:8, 5:13, 11:16, 29:21, 30:19, 30:21, 30:25, 31:17, 31:21, 32:18, 37:7, 39:12, 39:20, 43:12, 43:15, 71:6, 75:10, 76:1, 76:4, 78:11, 85:8, 85:15, 87:5, 88:12, 88:24, 89:6, 91:3, 91:17, 92:1, 92:8, 92:11, 92:20, 93:15, 94:4, 94:16, 94:20, 94:25, 95:12</p> <p>Nicholson [1] - 5:17</p> <p>night [1] - 4:5</p> <p>NJ [1] - 2:13</p> <p>NO [2] - 3:15, 43:14</p> <p>noise [3] - 37:24, 48:8, 48:13</p> <p>none [2] - 39:16, 81:4</p> <p>north [16] - 6:14, 6:21, 14:17, 16:2, 16:9, 23:20, 24:12, 31:12, 50:17, 51:2, 53:21, 57:23, 80:6, 80:13,</p>	<p>82:10</p> <p>North [27] - 7:1, 8:2, 8:4, 8:5, 8:6, 16:1, 18:16, 24:13, 25:21, 29:8, 31:19, 32:24, 33:10, 33:15, 35:6, 35:22, 35:24, 40:5, 55:1, 55:2, 55:5, 55:7, 55:11, 56:6, 56:9, 58:1, 66:21</p> <p>northeast [5] - 14:22, 15:2, 24:15, 35:22, 55:9</p> <p>northeastern [5] - 7:1, 9:2, 13:24, 28:15, 34:18</p> <p>northerly [1] - 7:23</p> <p>northern [5] - 9:12, 9:16, 14:15, 15:19, 20:19</p> <p>Notary [2] - 96:10, 96:19</p> <p>note [1] - 4:2</p> <p>noted [1] - 63:3</p> <p>notes [1] - 96:12</p> <p>notice [3] - 79:15, 79:24, 86:22</p> <p>noticed [1] - 87:25</p> <p>nowhere [1] - 18:13</p> <p>NUMBER [1] - 3:14</p> <p>number [5] - 12:19, 51:10, 62:13, 62:18, 69:13</p> <p>numbers [12] - 16:7, 20:11, 35:17, 47:21, 62:3, 62:4, 62:5, 64:2, 64:3, 64:11, 64:13</p> <p>nutshell [1] - 9:24</p>
O				

<p>62:9, 62:10, 62:16, 62:17 offer [1] - 69:1 offers [1] - 38:11 official [1] - 62:9 offs [1] - 37:17 old [1] - 54:25 ON [1] - 1:4 on-grade [3] - 46:13, 46:20, 69:17 on-site [1] - 10:11 onboard [1] - 70:3 once [4] - 7:22, 16:25, 52:6, 91:6 one [99] - 6:15, 6:18, 7:24, 7:25, 8:10, 9:15, 10:4, 11:9, 13:12, 14:1, 15:21, 17:22, 18:10, 18:14, 19:12, 21:3, 22:4, 23:11, 28:12, 32:5, 39:18, 41:14, 41:15, 42:19, 47:4, 47:9, 48:23, 49:13, 49:16, 49:20, 49:22, 52:3, 52:6, 52:10, 52:16, 54:6, 54:8, 55:20, 55:22, 55:23, 56:12, 56:24, 57:10, 57:19, 58:3, 58:6, 58:9, 58:12, 58:19, 59:4, 59:23, 60:11, 60:22, 61:21, 62:2, 62:8, 62:13, 63:2, 63:19, 64:17, 64:25, 65:2, 65:19, 65:20, 65:21, 66:11, 66:15, 67:1, 67:6, 67:8, 67:9, 67:18, 68:5, 68:22, 68:23, 68:24, 69:23, 71:7, 71:14, 71:15, 74:24, 75:2, 80:16, 80:20, 81:13, 84:1, 84:6, 84:23, 85:17, 86:6, 87:14, 88:3, 88:8, 91:13, 92:2, 92:3 One [1] - 61:15 one-story [2] - 9:15, 18:10 open [5] - 8:22, 18:2, 21:12, 89:5, 91:18 opened [1] - 75:19 opens [1] - 38:10 operating [2] - 45:21, 49:7 opine [1] - 5:1 opinion [5] - 39:22, 40:14, 42:18, 43:2, 84:9 opportunity [9] - 6:8,</p>	<p>10:16, 75:7, 81:18, 91:9, 91:11, 91:14, 91:21, 91:22 opposed [2] - 49:12, 77:13 opposite [1] - 75:14 option [50] - 25:25, 52:3, 52:11, 52:16, 52:18, 53:2, 54:6, 54:11, 54:18, 56:4, 56:19, 58:12, 58:18, 59:22, 59:23, 60:11, 60:22, 60:23, 62:13, 64:25, 65:2, 65:6, 65:7, 66:11, 66:16, 66:18, 67:3, 67:18, 67:19, 67:20, 68:5, 68:7, 74:25, 76:14, 77:17, 77:22, 81:23, 83:2, 86:18, 87:10, 87:11, 88:18, 88:25, 89:4 options [24] - 17:16, 49:16, 51:8, 51:11, 51:13, 51:19, 52:2, 52:15, 54:4, 54:5, 54:14, 57:18, 58:12, 58:13, 59:6, 62:25, 68:8, 75:16, 83:25, 84:7, 84:10, 84:11, 85:2, 85:24 order [2] - 89:24, 93:19 organized [1] - 4:2 original [17] - 6:13, 7:18, 31:1, 39:24, 44:2, 44:6, 45:7, 54:6, 54:23, 60:12, 68:5, 85:16, 86:21, 90:22, 90:24, 93:18 originally [1] - 77:1 ORs [1] - 60:7 Oscar [1] - 59:20 OSHA [1] - 23:24 otherwise [1] - 86:12 ourselves [2] - 77:16, 81:13 outpatient [1] - 45:18 outside [4] - 24:21, 24:22, 32:11, 35:18 overall [2] - 5:21, 41:7 overlying [1] - 13:17 oversight [4] - 40:16, 40:22, 41:2 overview [2] - 57:25, 58:11 own [2] - 73:17, 85:11</p>	<p>P.E [1] - 3:4 P.M [1] - 1:2 p.m [1] - 95:16 P.O [1] - 1:23 page [2] - 14:11, 81:22 paper [3] - 86:4, 86:7, 86:12 parameter [1] - 46:5 parameters [1] - 49:21 park [1] - 69:17 parking [97] - 9:23, 10:6, 15:11, 20:17, 31:4, 44:9, 46:9, 46:11, 46:13, 46:17, 46:19, 46:20, 47:17, 48:3, 50:4, 50:6, 50:8, 50:12, 50:13, 50:16, 51:5, 53:20, 54:13, 54:18, 54:24, 54:25, 55:15, 55:17, 55:18, 55:19, 55:21, 55:22, 55:23, 56:6, 56:12, 56:13, 57:1, 57:13, 57:14, 57:24, 58:6, 58:7, 58:8, 58:10, 59:16, 60:6, 61:24, 61:25, 62:1, 62:10, 62:11, 62:12, 62:16, 62:18, 62:19, 62:20, 62:21, 62:22, 63:1, 63:5, 63:6, 63:7, 63:10, 63:12, 63:16, 63:17, 63:19, 63:20, 66:8, 66:19, 66:23, 67:5, 67:6, 67:8, 68:11, 69:21, 70:13, 77:3, 79:1, 80:6, 80:8, 80:9, 80:12, 80:19, 80:23, 81:2, 81:4 part [10] - 18:7, 20:21, 26:21, 27:22, 47:13, 51:7, 63:18, 64:15, 72:21, 79:1 particle [1] - 22:14 particular [2] - 9:21, 88:8 particularly [1] - 91:19 parties [3] - 37:15, 38:12 past [2] - 22:7, 72:14 patient [1] - 60:8 patients [3] - 48:1, 49:11, 50:18 pavements [1] - 28:8 pay [1] - 83:6 paying [1] - 82:22 PE [1] - 2:2 peak [1] - 22:14 penalties [1] - 70:19 penalty [3] - 70:15,</p>	<p>70:16 pending [1] - 79:15 Penn [2] - 11:4, 12:2 penthouse [6] - 6:21, 8:2, 49:23, 64:24, 65:11 people [4] - 86:8, 88:4, 88:14, 91:20 people's [1] - 73:24 per [1] - 79:23 percent [17] - 20:1, 20:3, 20:5, 27:12, 46:13, 47:20, 50:13, 50:14, 61:12, 71:20, 71:21, 71:22, 72:9, 84:2 perhaps [3] - 37:16, 78:20, 83:24 period [1] - 42:15 permanent [2] - 27:25, 42:12 permanently [2] - 62:17, 69:9 permits [1] - 49:21 personally [1] - 77:7 perspective [4] - 29:20, 30:6, 30:10, 78:12 PFUND [30] - 1:10, 8:10, 8:14, 9:17, 9:20, 32:19, 33:2, 33:8, 33:22, 34:8, 71:7, 71:23, 72:5, 73:20, 74:12, 74:15, 83:12, 85:14, 86:14, 86:23, 87:8, 87:13, 87:22, 88:1, 88:5, 88:13, 89:23, 93:8, 93:12, 94:15 Phase [28] - 6:13, 7:8, 7:9, 7:17, 52:21, 52:23, 52:24, 54:24, 55:4, 56:16, 57:3, 57:16, 60:13, 61:16, 64:2, 64:5, 64:11, 64:12, 64:15, 64:19, 79:10, 82:8, 82:9, 82:14, 82:20, 83:5 phase [5] - 7:15, 52:7, 52:8, 82:3, 82:5 phases [1] - 82:1 phasing [3] - 70:16, 73:2, 93:6 Phillips [25] - 6:16, 6:17, 7:25, 16:13, 23:20, 25:19, 26:1, 26:8, 26:24, 27:4, 27:14, 28:4, 31:13, 50:6, 54:25, 55:13, 55:14, 56:14, 57:14, 66:4, 67:9, 80:14,</p>	<p>80:18, 80:25, 81:1 physical [2] - 38:1, 38:16 physically [1] - 37:18 pick [3] - 46:14, 84:6, 91:12 pick-up [1] - 46:14 picked [1] - 82:24 picks [1] - 41:4 picture [3] - 23:3, 23:10, 79:5 pile [2] - 24:8, 35:15 pinch [2] - 24:15, 25:6 pits [1] - 42:23 place [16] - 17:14, 22:12, 27:8, 27:16, 29:6, 33:18, 37:4, 41:14, 51:16, 51:22, 52:12, 52:19, 55:1, 55:14, 59:8, 63:12 plan [23] - 5:24, 6:21, 7:2, 8:22, 9:6, 9:22, 12:9, 18:7, 28:12, 28:13, 37:9, 38:5, 64:12, 66:22, 76:7, 80:5, 82:7, 89:3, 89:20, 93:6, 93:18 Plan [24] - 4:11, 5:25, 43:23, 44:17, 45:4, 45:9, 51:7, 53:4, 53:14, 54:7, 57:21, 58:21, 59:25, 64:8, 64:17, 64:22, 65:18, 66:12, 67:21, 68:13, 68:15, 89:11, 89:15 PLANNER [1] - 2:2 PLANNING [2] - 1:1, 1:7 planning [8] - 4:17, 5:21, 13:3, 13:12, 19:20, 25:15, 28:10, 48:24 Planning [6] - 2:3, 2:11, 38:12, 43:20, 54:9, 74:23 plans [4] - 6:3, 6:22, 32:22, 79:19 plant [1] - 61:10 play [2] - 10:1, 10:13 playing [1] - 74:22 plus [3] - 6:21, 8:2, 15:22 pneumatic [2] - 21:2, 21:3 point [18] - 8:7, 14:1, 18:3, 19:12, 24:15, 25:6, 34:6, 37:5, 40:14, 50:22, 52:1, 59:4, 64:18, 76:21, 77:7, 79:16, 87:15, 90:16</p>
	P			
		P.C [1] - 2:9		

<p>pointed [2] - 49:5, 56:20</p> <p>points [3] - 40:24, 41:3, 61:15</p> <p>portion [6] - 14:15, 15:17, 15:19, 20:19, 20:20, 28:15</p> <p>pose [1] - 28:25</p> <p>positioned [1] - 20:17</p> <p>positions [1] - 88:11</p> <p>positive [2] - 46:7, 63:3</p> <p>possibilities [2] - 36:20, 37:16</p> <p>possibility [5] - 37:25, 81:25, 82:1, 83:5, 89:5</p> <p>possible [2] - 13:13, 75:12</p> <p>possibly [5] - 16:14, 32:4, 33:3, 70:16, 75:24</p> <p>post [2] - 22:5, 22:22</p> <p>post-blast [1] - 22:5</p> <p>postponed [2] - 92:11, 92:13</p> <p>potential [1] - 24:21</p> <p>potentially [2] - 25:9, 90:16</p> <p>PP [1] - 2:2</p> <p>practical [1] - 84:22</p> <p>practicing [2] - 11:6, 12:4</p> <p>pre [3] - 22:5, 22:22, 40:23</p> <p>pre-blast [1] - 22:5</p> <p>pre-construction [1] - 40:23</p> <p>precipitation [1] - 43:1</p> <p>prefer [1] - 88:18</p> <p>preliminary [3] - 4:19, 5:5, 59:18</p> <p>prepared [2] - 10:17, 92:5</p> <p>present [4] - 44:16, 45:5, 85:11, 95:13</p> <p>PRESENT [1] - 1:7</p> <p>presentation [9] - 4:20, 12:13, 15:25, 44:22, 53:9, 70:4, 71:3, 83:15, 91:10</p> <p>PRESENTATION [1] - 1:4</p> <p>presented [6] - 5:8, 29:4, 29:18, 31:1, 45:9, 70:4</p> <p>preserve [1] - 47:9</p> <p>pressure [1] - 17:18</p> <p>pressures [1] - 17:2</p> <p>pressurized [1] - 36:5</p>	<p>presumably [1] - 91:19</p> <p>pretty [1] - 20:4</p> <p>previous [4] - 16:21, 56:11, 56:14, 58:6</p> <p>previously [2] - 19:4, 87:23</p> <p>PRICE [49] - 2:9, 2:9, 5:12, 5:15, 7:15, 8:13, 8:16, 9:19, 9:21, 12:14, 22:21, 23:15, 34:9, 34:16, 34:21, 35:2, 36:7, 36:11, 36:16, 36:23, 39:18, 39:21, 40:9, 40:13, 41:6, 63:24, 64:1, 64:6, 64:9, 74:19, 75:9, 79:3, 79:7, 79:12, 80:16, 80:24, 86:20, 87:1, 87:4, 87:12, 87:20, 87:24, 88:2, 90:10, 90:14, 90:20, 91:24, 92:16, 94:24</p> <p>primarily [3] - 12:16, 19:24, 61:19</p> <p>Princeton [1] - 12:7</p> <p>principle [2] - 47:23, 50:3</p> <p>principles [9] - 45:3, 45:11, 47:2, 51:6, 53:4, 59:1, 59:3, 70:2, 93:1</p> <p>print [1] - 35:11</p> <p>priority [1] - 50:8</p> <p>problem [2] - 89:13, 93:3</p> <p>problems [1] - 52:5</p> <p>procedural [2] - 79:8, 79:22</p> <p>procedurally [1] - 87:9</p> <p>procedure [1] - 91:8</p> <p>proceed [1] - 85:22</p> <p>PROCEEDINGS [1] - 1:4</p> <p>proceedings [1] - 95:1</p> <p>process [12] - 5:9, 26:22, 33:7, 37:5, 39:23, 41:7, 69:9, 75:15, 76:6, 76:21, 79:16, 88:3</p> <p>product [2] - 64:17, 86:11</p> <p>profess [1] - 6:6</p> <p>professional [5] - 40:13, 40:16, 70:9, 79:18, 84:8</p> <p>Professional [1] - 96:9</p> <p>professionals [5] - 4:21, 4:22, 6:2, 86:1,</p>	<p>91:25</p> <p>profiles [1] - 42:3</p> <p>program [3] - 30:11, 30:16, 30:17</p> <p>progress [6] - 57:19, 58:16, 58:19, 66:17, 70:1, 70:10</p> <p>prohibitive [1] - 52:9</p> <p>project [22] - 16:12, 37:25, 39:10, 40:15, 44:16, 53:6, 53:7, 59:14, 64:15, 71:1, 72:2, 72:5, 73:9, 74:4, 74:11, 75:22, 76:10, 82:8, 82:9, 82:21, 93:20, 94:8</p> <p>projects [1] - 73:15</p> <p>projects' [1] - 29:13</p> <p>proper [1] - 74:2</p> <p>properties [11] - 29:13, 29:25, 30:2, 30:8, 30:9, 31:22, 33:4, 36:18, 51:1, 51:4</p> <p>property [30] - 7:1, 15:9, 24:12, 24:16, 25:10, 29:12, 30:9, 32:7, 33:14, 33:16, 34:13, 34:19, 34:23, 34:24, 35:7, 35:23, 35:25, 36:11, 36:13, 36:14, 36:15, 44:10, 44:13, 53:22, 53:25, 54:17, 63:11, 67:7, 73:25, 74:7</p> <p>proposal [19] - 31:1, 38:14, 39:23, 39:24, 44:3, 44:6, 45:7, 48:25, 50:5, 54:7, 58:21, 60:12, 60:15, 60:24, 62:15, 68:5, 71:8, 85:16</p> <p>proposals [3] - 45:7, 53:14, 54:16</p> <p>propose [2] - 74:6, 86:5</p> <p>proposed [26] - 6:15, 7:7, 24:13, 32:2, 32:3, 33:2, 34:17, 37:10, 44:5, 47:4, 49:16, 52:21, 53:20, 59:24, 60:16, 61:15, 63:8, 65:2, 66:10, 66:20, 66:21, 67:5, 70:23, 72:23, 73:19</p> <p>proposing [2] - 69:1, 72:6</p> <p>pros [1] - 75:21</p> <p>Prospect [1] - 2:13</p> <p>provided [3] - 6:3, 16:11, 40:7</p> <p>providing [1] - 12:5</p>	<p>PS&S [1] - 12:21</p> <p>public [41] - 4:9, 4:14, 4:16, 5:7, 6:10, 7:4, 46:4, 64:10, 75:2, 75:25, 77:14, 79:21, 80:4, 83:15, 83:22, 85:4, 85:12, 85:16, 85:22, 85:24, 86:2, 86:3, 86:16, 87:16, 87:19, 88:19, 88:22, 89:4, 89:12, 89:15, 89:21, 89:25, 90:1, 90:3, 90:4, 90:19, 90:23, 90:24, 91:7, 95:4</p> <p>Public [2] - 96:10, 96:19</p> <p>PUCCIARELLI [1] - 1:13</p> <p>Pucciarelli [2] - 4:2, 4:6</p> <p>pull [1] - 27:10</p> <p>pulled [1] - 54:16</p> <p>pump [1] - 40:20</p> <p>pumped [3] - 17:10, 18:9, 36:4</p> <p>pumping [2] - 19:9, 19:18</p> <p>pumps [4] - 17:5, 19:5, 27:15, 61:11</p> <p>purchasing [1] - 51:17</p> <p>purposes [2] - 10:19, 64:1</p> <p>pursue [1] - 87:15</p> <p>pursuing [1] - 86:17</p> <p>push [2] - 52:24, 77:12</p> <p>pushing [1] - 37:3</p> <p>put [36] - 9:25, 18:13, 23:5, 39:4, 44:1, 44:3, 46:16, 47:16, 47:24, 48:9, 48:10, 48:12, 49:23, 49:24, 49:25, 50:8, 53:14, 54:18, 59:9, 59:20, 67:13, 69:18, 69:19, 70:12, 70:13, 74:1, 74:8, 78:18, 79:5, 82:23, 84:20, 85:16, 85:18, 85:24, 89:11, 92:3</p> <p>puts [1] - 18:21</p> <p>putting [7] - 44:5, 44:9, 44:10, 44:19, 65:9, 72:24, 86:7</p>	<p>quantify [1] - 94:14</p> <p>quantitative [1] - 67:25</p> <p>quantity [3] - 18:8, 19:22, 27:7</p> <p>Questions [2] - 3:5, 3:8</p> <p>questions [8] - 12:12, 29:22, 39:13, 43:13, 44:11, 71:5, 84:13, 86:1</p> <p>quick [1] - 58:11</p> <p>quickly [2] - 54:21, 86:6</p> <p>quite [5] - 12:23, 21:23, 43:23, 67:10, 87:17</p>
R				
<p>R.P.R [1] - 1:22</p> <p>radius [3] - 19:8, 19:15, 19:21</p> <p>raised [2] - 5:2, 89:21</p> <p>raises [2] - 44:11, 53:22</p> <p>ramifications [1] - 38:1</p> <p>range [5] - 20:6, 43:23, 45:22, 51:9, 51:13</p> <p>ranged [1] - 31:20</p> <p>ranges [1] - 14:24</p> <p>rate [1] - 46:6</p> <p>rates [1] - 17:6</p> <p>rather [5] - 18:12, 40:20, 67:24, 75:16, 78:16</p> <p>Ray [22] - 7:8, 8:18, 9:10, 10:3, 10:5, 43:17, 63:24, 71:6, 75:14, 75:15, 78:12, 80:10, 81:10, 81:22, 83:24, 85:9, 85:10, 85:19, 89:8, 89:17, 92:2, 95:2</p> <p>Ray's [2] - 83:14, 85:18</p> <p>RAYMOND [2] - 2:3, 3:7</p> <p>re [5] - 39:9, 78:20, 79:15, 86:22, 87:25</p> <p>re-defines [1] - 39:9</p> <p>re-evaluate [1] - 78:20</p> <p>re-notice [2] - 79:15, 86:22</p> <p>re-noticed [1] - 87:25</p> <p>reaching [1] - 71:20</p> <p>react [3] - 75:16, 85:21, 93:23</p> <p>reaction [9] - 73:18,</p>				
Q				
<p>qualitative [1] - 67:24</p> <p>quality [4] - 18:8, 19:22, 20:4, 21:7</p>				

<p>73:21, 73:22, 78:17, 85:20, 86:8, 89:19, 92:4, 92:24</p> <p>read [3] - 14:10, 62:5, 74:16</p> <p>readings [2] - 31:20, 43:1</p> <p>real [1] - 66:17</p> <p>realistically [1] - 82:17</p> <p>realities [1] - 75:22</p> <p>reality [1] - 84:25</p> <p>realize [1] - 88:7</p> <p>really [13] - 27:3, 44:20, 48:19, 50:1, 50:24, 51:10, 51:11, 51:20, 66:8, 85:21, 86:13, 87:15, 93:22</p> <p>realm [1] - 10:12</p> <p>Realtime [1] - 96:9</p> <p>rear [2] - 8:19, 24:12</p> <p>reason [4] - 28:22, 42:19, 47:8, 48:12</p> <p>reasons [2] - 52:10, 77:1</p> <p>recap [1] - 4:10</p> <p>received [1] - 26:4</p> <p>recently [2] - 12:22, 14:4</p> <p>recognize [3] - 53:5, 58:15, 58:24</p> <p>recognizing [1] - 41:9</p> <p>recommence [1] - 91:7</p> <p>recommendations [3] - 5:23, 44:17, 68:15</p> <p>recommended [8] - 14:1, 44:19, 46:19, 46:23, 47:19, 63:17, 65:13, 67:10</p> <p>reconfiguration [1] - 81:19</p> <p>record [3] - 23:4, 64:2, 87:10</p> <p>RECORDING [1] - 2:3</p> <p>recovery [1] - 19:25</p> <p>RECUSED [1] - 1:13</p> <p>recused [2] - 4:3, 4:6</p> <p>red [7] - 14:12, 26:25, 35:2, 35:3, 68:3, 68:6, 68:24</p> <p>reduce [1] - 28:21</p> <p>refer [1] - 6:5</p> <p>reference [1] - 28:13</p> <p>referred [2] - 7:7, 75:18</p> <p>referring [1] - 7:5</p> <p>refine [1] - 19:1</p> <p>refresh [1] - 91:8</p> <p>regard [1] - 40:16</p> <p>regardless [4] - 18:9, 39:23, 40:10, 74:10</p>	<p>Registered [1] - 96:8</p> <p>reinforcing [1] - 36:5</p> <p>reject [1] - 74:25</p> <p>related [2] - 10:7, 51:4</p> <p>relative [4] - 4:15, 5:22, 51:25, 78:20</p> <p>relatively [1] - 69:17</p> <p>remain [2] - 45:16, 45:20</p> <p>remaining [1] - 63:18</p> <p>remains [2] - 55:1, 57:23</p> <p>removal [2] - 26:3, 26:20</p> <p>remove [1] - 26:6</p> <p>removed [3] - 80:8, 80:12, 94:5</p> <p>rendition [2] - 61:23, 68:1</p> <p>Renewal [1] - 12:9</p> <p>renewal [3] - 51:16, 51:22, 52:19</p> <p>renewing [1] - 53:2</p> <p>renovated [1] - 55:3</p> <p>renovation [2] - 56:6, 82:11</p> <p>repeat [1] - 84:19</p> <p>replaced [1] - 26:11</p> <p>replacement [4] - 51:14, 51:15, 51:21, 52:4</p> <p>replacements [1] - 51:25</p> <p>replacing [2] - 52:13, 52:14</p> <p>report [16] - 4:19, 5:3, 38:9, 42:4, 42:5, 71:9, 72:10, 74:17, 74:21, 78:17, 81:11, 81:22, 84:18, 85:20, 89:19, 92:7</p> <p>Reporter [3] - 96:8, 96:9, 96:10</p> <p>REPORTERS [1] - 1:23</p> <p>reports [4] - 5:5, 5:7, 6:2, 12:21</p> <p>representatives [3] - 86:2, 91:4, 91:5</p> <p>represents [1] - 14:12</p> <p>request [1] - 85:9</p> <p>requested [1] - 89:18</p> <p>require [2] - 37:18, 87:21</p> <p>required [8] - 4:24, 31:3, 31:23, 36:18, 36:19, 39:23, 44:12, 44:13</p> <p>requirements [1] - 23:24</p> <p>requires [1] - 20:23</p>	<p>Research [1] - 2:3</p> <p>reserved [1] - 95:5</p> <p>residences [1] - 22:8</p> <p>residential [1] - 36:14</p> <p>residents [6] - 81:16, 83:10, 84:5, 86:3, 88:6, 91:10</p> <p>residents' [1] - 91:5</p> <p>resist [2] - 17:18, 17:21</p> <p>resolution [2] - 79:25, 80:2</p> <p>respond [1] - 95:13</p> <p>response [2] - 72:25, 73:4</p> <p>RESPONSE [1] - 43:14</p> <p>rest [1] - 17:21</p> <p>retained [3] - 10:15, 52:20, 81:25</p> <p>retains [1] - 48:18</p> <p>review [6] - 5:24, 10:16, 15:14, 41:8, 54:10, 84:18</p> <p>reviewed [3] - 7:6, 10:3, 12:20</p> <p>revised [1] - 56:5</p> <p>revision [1] - 54:11</p> <p>revisiting [1] - 77:15</p> <p>RICHE [13] - 1:16, 11:14, 41:19, 41:23, 43:4, 43:9, 43:11, 76:3, 76:5, 77:8, 77:11, 77:24, 95:11</p> <p>Ridgewood [6] - 2:13, 43:19, 47:13, 86:3, 91:11, 93:25</p> <p>RIDGEWOOD [2] - 1:1, 1:7</p> <p>right-hand [1] - 59:24</p> <p>rip [2] - 21:8, 21:13</p> <p>ripping [3] - 21:1, 29:8, 38:25</p> <p>roads [1] - 23:10</p> <p>rock [23] - 19:25, 20:1, 20:4, 20:8, 20:9, 20:12, 21:4, 26:3, 26:7, 26:10, 26:11, 26:13, 26:15, 26:18, 27:3, 27:11, 27:15, 30:23, 38:22, 38:23, 38:24, 53:17</p> <p>roof [15] - 8:4, 8:12, 8:17, 8:18, 8:19, 8:24, 9:7, 55:24, 57:10, 62:12, 63:19, 63:21, 63:22</p> <p>roofs [3] - 48:17, 48:21, 55:19</p> <p>rooftop [2] - 62:2, 81:4</p>	<p>room [9] - 4:7, 23:2, 23:23, 24:2, 33:25, 48:10, 57:1, 70:25, 91:2</p> <p>rooms [4] - 49:7, 49:8, 60:8</p> <p>rotated [1] - 9:9</p> <p>rough [1] - 47:21</p> <p>roughly [2] - 63:15, 66:14</p> <p>round [1] - 35:17</p> <p>row [1] - 80:12</p> <p>run [1] - 27:6</p> <p>running [3] - 14:13, 16:7, 41:14</p> <p>runs [3] - 20:2, 33:13, 36:6</p> <p>RUTISHAUSER [2] - 2:2, 39:16</p> <p style="text-align: center;">S</p> <p>SADDLE [1] - 1:24</p> <p>safety [1] - 36:2</p> <p>sampled [2] - 20:1, 20:2</p> <p>sandstone [2] - 13:17, 19:24</p> <p>sandy [2] - 13:19, 23:24</p> <p>saturated [1] - 19:14</p> <p>saw [2] - 43:8, 50:5</p> <p>scale [5] - 21:25, 22:8, 35:8, 35:11, 83:25</p> <p>scenario [5] - 39:6, 64:17, 76:19, 80:9, 88:8</p> <p>scenarios [2] - 77:12, 80:17</p> <p>schedule [3] - 21:20, 26:22, 27:22</p> <p>scheme [16] - 30:13, 45:2, 50:15, 54:12, 56:5, 56:11, 56:12, 56:15, 56:19, 58:6, 58:17, 61:10, 62:9, 67:6, 67:23, 75:16</p> <p>schemes [3] - 61:7, 62:4, 75:3</p> <p>school [2] - 37:23, 92:12</p> <p>Schoor [1] - 12:23</p> <p>scope [1] - 93:16</p> <p>score [1] - 68:23</p> <p>screen [5] - 6:12, 8:20, 9:1, 68:1, 79:7</p> <p>sea [1] - 14:3</p> <p>seasonal [2] - 42:17, 43:3</p> <p>second [12] - 7:10,</p>	<p>15:16, 45:25, 47:15, 61:21, 65:20, 69:25, 76:22, 82:3, 82:5, 85:17, 95:11</p> <p>SECRETARY [1] - 2:3</p> <p>section [3] - 9:14, 24:11, 26:24</p> <p>secure [1] - 34:23</p> <p>see [28] - 14:18, 15:8, 17:8, 17:17, 18:16, 23:5, 23:11, 24:5, 25:2, 31:9, 41:17, 45:1, 50:23, 52:16, 58:14, 59:14, 60:13, 61:18, 68:4, 68:23, 69:5, 70:2, 76:5, 77:11, 78:4, 79:8, 80:11, 89:7</p> <p>seep [1] - 17:4</p> <p>seepage [1] - 17:6</p> <p>semipermanent [1] - 42:13</p> <p>sense [8] - 32:21, 42:15, 51:20, 67:15, 71:13, 72:1, 73:3, 73:11</p> <p>sensitivity [1] - 37:19</p> <p>separate [1] - 50:21</p> <p>separation [2] - 41:9, 50:21</p> <p>sequence [1] - 7:13</p> <p>series [1] - 17:8</p> <p>served [1] - 49:10</p> <p>service [4] - 48:9, 50:21, 50:25, 59:7</p> <p>session [11] - 4:14, 50:23, 70:1, 79:14, 79:25, 80:3, 85:24, 86:16, 89:8, 89:12, 95:3</p> <p>sessions [1] - 63:4</p> <p>set [3] - 30:17, 57:3, 94:16</p> <p>setback [24] - 6:22, 6:24, 8:6, 8:8, 9:14, 9:18, 47:8, 56:10, 56:21, 57:4, 57:10, 57:15, 59:17, 65:22, 66:1, 66:2, 66:5, 66:7, 66:11, 67:1, 67:3, 67:11, 68:10, 80:5</p> <p>setback's [1] - 86:18</p> <p>setbacks [5] - 44:12, 56:3, 57:22, 58:4, 65:18</p> <p>sets [1] - 94:13</p> <p>settlement [1] - 19:15</p> <p>seven [2] - 51:11, 51:19</p> <p>several [7] - 5:2, 10:5,</p>
--	--	---	---	---

<p>47:3, 65:24, 72:15, 82:1, 84:13</p> <p>shallow [1] - 25:2</p> <p>shallower [1] - 17:6</p> <p>shape [1] - 81:12</p> <p>sheet [1] - 59:12</p> <p>shields [1] - 8:20</p> <p>shift [1] - 48:5</p> <p>shore [4] - 25:7, 33:6, 34:1, 34:6</p> <p>shored [2] - 23:22, 32:12</p> <p>shoring [17] - 23:18, 24:4, 25:13, 26:19, 27:16, 29:10, 31:22, 32:11, 32:21, 33:3, 33:9, 33:17, 34:7, 37:5, 44:13, 53:22, 73:24</p> <p>short [4] - 69:14, 70:19, 75:11</p> <p>short-term [3] - 69:14, 70:19</p> <p>shorten [1] - 26:22</p> <p>shorter [1] - 73:16</p> <p>show [3] - 6:14, 34:11, 35:4</p> <p>showed [4] - 31:19, 35:19, 54:4, 83:16</p> <p>showing [3] - 20:22, 64:5, 68:9</p> <p>shown [9] - 6:12, 6:25, 7:7, 8:25, 9:1, 31:16, 32:13, 53:10, 57:8</p> <p>shows [7] - 6:21, 6:22, 36:17, 56:8, 57:16, 80:5, 80:7</p> <p>SHULMAN [1] - 2:9</p> <p>shutters [1] - 43:21</p> <p>sic [1] - 95:6</p> <p>side [13] - 8:3, 9:9, 9:11, 9:12, 9:15, 9:16, 15:1, 21:21, 32:24, 33:10, 54:2, 54:24, 59:24</p> <p>sidenote [1] - 28:11</p> <p>sides [1] - 34:12</p> <p>significance [1] - 44:8</p> <p>significant [2] - 65:14, 72:7</p> <p>signs [1] - 42:21</p> <p>similar [9] - 12:5, 20:7, 22:10, 25:20, 56:5, 56:25, 57:22, 63:1, 65:10</p> <p>simply [1] - 67:10</p> <p>single [2] - 52:8, 52:18</p> <p>site [36] - 5:20, 6:9, 6:13, 10:8, 10:11, 10:12, 12:20, 12:25, 13:17, 13:24, 14:14,</p>	<p>14:15, 14:19, 14:21, 15:17, 15:19, 19:23, 20:20, 23:23, 24:3, 28:7, 28:15, 28:18, 36:18, 45:20, 45:23, 47:3, 48:19, 51:18, 61:17, 62:9, 62:10, 62:16, 62:17, 65:19</p> <p>site's [1] - 21:7</p> <p>situation [3] - 68:25, 69:12, 69:24</p> <p>situations [1] - 36:24</p> <p>six [2] - 49:17, 65:15</p> <p>size [2] - 21:25, 84:14</p> <p>sized [1] - 6:3</p> <p>sketch [3] - 35:18, 35:20, 36:7</p> <p>sketches [1] - 40:4</p> <p>skim [1] - 31:10</p> <p>SKORUPA [34] - 2:3, 3:7, 7:13, 43:18, 63:25, 64:4, 64:7, 64:14, 71:10, 72:3, 72:12, 74:1, 74:14, 77:21, 78:7, 78:25, 79:6, 79:10, 80:15, 80:22, 82:6, 86:24, 87:2, 87:7, 92:6, 92:10, 92:14, 92:17, 92:21, 93:10, 93:14, 94:1, 94:7, 94:18</p> <p>Skorupa [2] - 4:18, 5:21</p> <p>Skorupa's [1] - 5:2</p> <p>slab [1] - 18:18</p> <p>slide [2] - 31:18, 54:4</p> <p>slides [3] - 16:5, 51:24, 59:19</p> <p>sliding [1] - 83:25</p> <p>slightly [3] - 57:6, 65:3, 66:14</p> <p>slope [1] - 23:25</p> <p>slower [2] - 20:24, 38:25</p> <p>slows [3] - 25:8, 32:15, 37:5</p> <p>small [1] - 21:18</p> <p>smaller [2] - 21:9, 83:1</p> <p>snap [1] - 84:22</p> <p>snorkel [1] - 49:25</p> <p>soft [1] - 20:9</p> <p>soil [15] - 13:20, 19:11, 19:13, 23:24, 24:9, 25:23, 26:6, 26:12, 26:16, 26:20, 27:8, 37:2, 42:21, 42:22</p> <p>soils [1] - 13:17</p> <p>soldier [1] - 24:8</p> <p>solicit [1] - 75:1</p>	<p>solid [2] - 20:12, 36:8</p> <p>somewhat [1] - 25:2</p> <p>somewhere [12] - 13:5, 13:21, 18:6, 19:7, 19:8, 31:7, 38:6, 39:4, 61:7, 76:12, 76:24, 77:4</p> <p>soon [1] - 75:11</p> <p>sorry [6] - 62:21, 64:25, 66:13, 72:3, 77:9, 92:8</p> <p>sort [9] - 44:20, 46:15, 59:15, 63:12, 72:13, 73:3, 73:17, 76:18, 94:12</p> <p>sounds [2] - 21:22, 37:14</p> <p>south [7] - 6:14, 7:22, 50:16, 56:7, 57:1, 57:24, 66:4</p> <p>South [6] - 16:1, 16:14, 55:6, 55:25, 56:17, 57:5</p> <p>southern [2] - 15:11, 15:17</p> <p>southwest [1] - 55:9</p> <p>space [18] - 9:5, 27:11, 28:20, 38:16, 46:3, 46:18, 46:25, 49:22, 50:9, 51:3, 57:11, 61:13, 61:19, 61:20, 65:4, 65:14, 65:16</p> <p>spaces [2] - 46:4, 46:11</p> <p>speakers [2] - 91:12, 91:15</p> <p>speaking [1] - 30:22</p> <p>specialist [1] - 4:24</p> <p>specific [2] - 39:5, 91:22</p> <p>specifically [4] - 35:18, 39:7, 89:7, 92:6</p> <p>speed [2] - 5:18, 21:14</p> <p>spend [3] - 53:11, 77:25, 86:6</p> <p>spot [1] - 92:3</p> <p>spread [1] - 76:16</p> <p>spreading [1] - 81:25</p> <p>spring [4] - 4:13, 5:10, 58:17, 87:2</p> <p>square [17] - 38:5, 38:6, 45:22, 45:24, 46:2, 46:18, 46:25, 47:22, 60:3, 60:13, 60:16, 60:21, 61:4, 61:5, 81:13, 82:15, 88:3</p> <p>staff [2] - 47:25, 49:11</p> <p>stage [2] - 26:21, 75:7</p>	<p>stages [1] - 13:3</p> <p>stand [2] - 73:4, 88:18</p> <p>standpoint [3] - 26:18, 41:11, 79:9</p> <p>stands [1] - 35:23</p> <p>start [10] - 6:14, 7:22, 18:5, 24:6, 24:23, 41:14, 77:14, 79:16, 87:19, 88:2</p> <p>started [2] - 10:18, 70:22</p> <p>starting [2] - 43:20, 54:24</p> <p>State [3] - 11:4, 12:2, 96:10</p> <p>statement [1] - 31:5</p> <p>statistics [1] - 20:11</p> <p>stay [2] - 52:12, 83:3</p> <p>steel [1] - 36:6</p> <p>steep [1] - 25:4</p> <p>Steilen [12] - 31:22, 32:24, 33:4, 33:10, 47:7, 51:1, 51:3, 54:1, 63:11, 65:21, 66:5, 67:1</p> <p>stenographic [1] - 96:12</p> <p>step [2] - 14:25, 52:18</p> <p>steps [5] - 40:9, 77:19, 79:22, 92:2, 95:3</p> <p>still [16] - 8:14, 26:11, 26:19, 26:20, 28:3, 33:17, 40:2, 56:9, 58:22, 68:13, 70:24, 86:8, 86:9, 87:23, 88:9, 93:1</p> <p>stone [1] - 89:2</p> <p>stories [8] - 6:18, 6:19, 7:24, 7:25, 8:1, 8:2, 65:3, 65:15</p> <p>stormwater [12] - 13:14, 28:12, 28:14, 28:19, 28:22, 28:23, 29:14, 37:21, 41:7, 41:10, 41:12, 41:16</p> <p>story [34] - 6:15, 6:18, 6:21, 7:7, 7:9, 7:14, 7:18, 7:20, 7:21, 7:24, 7:25, 9:15, 18:10, 19:2, 49:17, 54:12, 54:15, 54:23, 55:11, 55:15, 55:20, 56:5, 56:19, 56:24, 56:25, 57:8, 57:10, 58:1, 58:3, 58:6, 60:12, 66:23, 67:6</p> <p>straight [1] - 25:5</p> <p>strategy [1] - 51:9</p> <p>street [4] - 30:4, 31:25, 47:11, 73:11</p> <p>Street [1] - 2:13</p>	<p>streets [1] - 47:12</p> <p>strength [2] - 20:6, 21:7</p> <p>strong [1] - 47:9</p> <p>structural [1] - 34:22</p> <p>structure [28] - 23:1, 23:2, 46:21, 55:1, 55:15, 55:17, 55:18, 55:19, 55:21, 55:22, 56:13, 57:24, 58:7, 58:8, 62:2, 62:12, 62:18, 62:22, 63:10, 66:8, 66:19, 66:23, 67:5, 67:6, 69:18, 69:19, 77:4, 81:2</p> <p>structured [7] - 46:11, 46:19, 62:10, 62:20, 63:7, 63:18, 81:2</p> <p>structures [6] - 12:16, 15:10, 19:15, 22:23, 29:11, 46:17</p> <p>study [1] - 92:24</p> <p>sub [4] - 24:14, 27:1, 28:3, 33:22</p> <p>sub-basement [1] - 24:14</p> <p>submission [1] - 79:20</p> <p>submitted [1] - 54:9</p> <p>subsequent [1] - 4:20</p> <p>subsequently [1] - 4:17</p> <p>subsoil [1] - 92:25</p> <p>subsoils [1] - 92:7</p> <p>substantial [11] - 13:10, 27:20, 39:8, 48:5, 52:22, 61:4, 61:12, 82:10, 93:9, 93:11</p> <p>substantially [2] - 38:22, 41:20</p> <p>substitute [1] - 50:9</p> <p>subsurface [8] - 12:19, 12:24, 13:7, 13:16, 14:8, 15:23, 32:3, 42:3</p> <p>subterranean [1] - 93:19</p> <p>suggest [2] - 25:15, 41:1</p> <p>suggested [9] - 44:9, 44:10, 44:17, 50:12, 50:20, 60:25, 61:2, 63:20, 65:8</p> <p>suggesting [3] - 75:14, 77:23, 81:12</p> <p>summary [2] - 29:2, 59:12</p> <p>summer [2] - 54:8, 58:18</p> <p>sump [1] - 17:5</p>
---	---	---	--	---

<p>supplemental ^[1] - 42:5</p> <p>supplied ^[1] - 10:17</p> <p>support ^[3] - 12:5, 23:18, 45:18</p> <p>support/shoring ^[1] - 16:19</p> <p>supports ^[1] - 37:21</p> <p>supposed ^[1] - 92:18</p> <p>surface ^[3] - 14:23, 24:22, 76:8</p> <p>survey ^[6] - 22:5, 22:6, 22:8, 22:10, 22:22, 40:23</p> <p>surveyor ^[1] - 41:3</p> <p>suspected ^[1] - 77:1</p> <p>suspend ^[1] - 4:16</p> <p>sustain ^[1] - 48:19</p> <p>SUZY ^[1] - 77:6</p> <p>switch ^[1] - 61:11</p> <p>sworn ^[1] - 91:25</p> <p>system ^[6] - 24:9, 28:25, 29:1, 29:11, 35:15, 48:18</p> <p>systems ^[1] - 29:16</p>	<p>89:14, 92:24, 93:4, 94:1, 94:10</p> <p>test ^[3] - 12:19, 20:6, 42:23</p> <p>tested ^[1] - 51:8</p> <p>testified ^[1] - 11:7</p> <p>testimony ^[6] - 4:16, 76:8, 77:14, 78:5, 79:18, 91:25</p> <p>tests ^[1] - 20:5</p> <p>THE ^[1] - 1:3</p> <p>THERE ^[1] - 1:7</p> <p>therefore ^[5] - 52:8, 52:9, 67:7, 74:9, 90:1</p> <p>they've ^[2] - 85:25, 86:1</p> <p>thinking ^[1] - 85:7</p> <p>thinks ^[2] - 73:7, 89:2</p> <p>third ^[12] - 22:19, 23:17, 25:25, 26:7, 27:13, 27:20, 28:5, 28:9, 49:16, 63:23, 64:20, 65:20</p> <p>thoughts ^[1] - 12:10</p> <p>thousand ^[1] - 45:22</p> <p>three ^[22] - 6:18, 7:25, 16:17, 18:10, 26:18, 32:6, 33:13, 47:6, 48:11, 49:16, 55:15, 66:18, 66:23, 67:10, 67:20, 68:2, 69:21, 89:4, 92:9, 92:10, 92:14, 94:18</p> <p>threshold ^[2] - 22:17, 84:13</p> <p>throughout ^[2] - 31:7, 60:14</p> <p>Tice ^[1] - 2:10</p> <p>tie ^[2] - 29:11, 41:7</p> <p>tie-back ^[1] - 29:11</p> <p>tieback ^[5] - 24:19, 24:20, 30:5, 35:14</p> <p>tiebacks ^[9] - 30:1, 30:6, 32:10, 35:15, 35:21, 36:18, 53:23, 54:1, 54:2</p> <p>tied ^[2] - 24:9, 24:23</p> <p>today ^[2] - 59:21, 92:15</p> <p>together ^[4] - 6:23, 41:18, 54:15, 67:13</p> <p>tolerate ^[1] - 73:13</p> <p>tom ^[1] - 77:21</p> <p>TOM ^[1] - 1:16</p> <p>Tom ^[1] - 78:13</p> <p>tonight ^[13] - 4:9, 4:18, 5:4, 12:9, 12:15, 44:1, 45:5, 51:11, 75:19, 78:6, 89:16, 89:22, 92:4</p>	<p>took ^[2] - 25:20, 49:20</p> <p>top ^[13] - 11:22, 13:21, 14:11, 24:6, 24:7, 38:16, 55:12, 58:2, 61:8, 62:2, 62:11, 65:11, 68:22</p> <p>top-down ^[1] - 24:6</p> <p>Torcon ^[3] - 26:2, 26:5, 26:14</p> <p>total ^[12] - 33:7, 46:23, 49:18, 60:2, 61:13, 62:7, 62:14, 62:23, 64:7, 65:4, 65:12, 65:16</p> <p>totality ^[1] - 84:5</p> <p>totally ^[1] - 90:6</p> <p>touch ^[2] - 13:14, 51:12</p> <p>touched ^[4] - 15:24, 48:7, 68:19, 69:23</p> <p>touch ^[2] - 32:16, 40:3</p> <p>towards ^[2] - 6:20, 8:5</p> <p>tower ^[1] - 58:2</p> <p>trade ^[5] - 25:9, 37:17, 68:25, 73:7, 73:12</p> <p>trade-off ^[4] - 25:9, 68:25, 73:7, 73:12</p> <p>trade-offs ^[1] - 37:17</p> <p>traffic ^[2] - 28:6, 94:11</p> <p>transcript ^[1] - 96:12</p> <p>TRANSCRIPT ^[1] - 1:4</p> <p>travel ^[2] - 50:12, 50:19</p> <p>treated ^[1] - 9:3</p> <p>trench ^[1] - 21:9</p> <p>tried ^[3] - 14:9, 45:6, 82:23</p> <p>truck ^[2] - 28:6, 94:11</p> <p>trucking ^[2] - 8:21, 8:23</p> <p>trucks ^[9] - 25:23, 26:6, 26:13, 26:14, 27:11, 38:3, 38:7, 39:1, 73:11</p> <p>true ^[3] - 30:24, 74:10, 96:11</p> <p>try ^[4] - 17:18, 19:1, 43:5, 94:13</p> <p>trying ^[4] - 32:21, 57:20, 73:17, 83:13</p> <p>TUESDAY ^[1] - 1:2</p> <p>turn ^[3] - 43:17, 44:11, 54:16</p> <p>turned ^[1] - 63:22</p> <p>TVH ^[1] - 44:6</p> <p>two ^[44] - 6:2, 6:19, 7:24, 8:1, 15:10, 16:3, 16:15, 17:25, 18:10, 19:2, 25:14, 26:17, 31:8, 33:22, 40:4, 41:9, 41:17,</p>	<p>51:12, 51:18, 51:20, 51:23, 52:1, 52:5, 52:15, 54:11, 55:16, 56:4, 57:12, 57:17, 58:8, 58:12, 59:23, 60:22, 61:14, 61:18, 65:6, 66:16, 67:19, 68:7, 69:20, 71:11, 77:12, 92:5, 94:12</p> <p>type ^[7] - 22:16, 24:3, 24:4, 24:5, 24:8, 27:11, 29:10</p> <p>types ^[2] - 61:24, 83:18</p> <p>typically ^[8] - 17:8, 17:16, 20:2, 21:15, 23:1, 24:5, 34:3, 61:8</p>	<p>upper ^[2] - 15:15, 16:4</p> <p>utilities ^[1] - 43:22</p>
V				
<p>valid ^[1] - 68:14</p> <p>VALLEY ^[1] - 1:4</p> <p>Valley ^[12] - 2:14, 6:7, 15:9, 36:15, 44:3, 44:24, 70:6, 72:16, 72:24, 75:2, 82:24, 94:9</p> <p>Valley's ^[2] - 6:7, 12:9</p> <p>valuable ^[1] - 78:14</p> <p>value ^[1] - 37:13</p> <p>Van ^[22] - 6:22, 8:5, 9:13, 9:14, 9:17, 13:22, 14:20, 15:4, 33:14, 47:6, 51:1, 54:1, 55:10, 56:3, 58:4, 65:20, 65:22, 65:23, 66:18, 66:22, 67:2, 81:4</p> <p>variation ^[1] - 60:20</p> <p>varied ^[1] - 13:21</p> <p>varies ^[2] - 13:25, 47:12</p> <p>various ^[4] - 11:8, 12:21, 38:12</p> <p>varying ^[3] - 74:12, 75:24, 83:25</p> <p>vehicular ^[1] - 50:21</p> <p>versatility ^[1] - 43:20</p> <p>versus ^[4] - 69:14, 69:21, 70:20, 78:18</p> <p>vibration ^[4] - 21:22, 22:11, 22:13, 22:15</p> <p>vibrations ^[1] - 22:14</p> <p>view ^[12] - 9:4, 29:17, 46:4, 55:8, 57:7, 57:19, 58:14, 58:22, 59:2, 64:19, 68:13, 70:24</p> <p>views ^[1] - 56:9</p> <p>VILLAGE ^[4] - 1:1, 1:7, 2:2, 2:2</p> <p>village ^[4] - 21:15, 29:5, 84:4, 93:21</p> <p>vis ^[4] - 6:7, 37:21</p> <p>vis-a-vis ^[2] - 6:7, 37:21</p> <p>visible ^[1] - 81:4</p> <p>visitors ^[3] - 47:25, 49:11, 50:18</p> <p>visualize ^[1] - 16:8</p> <p>void ^[1] - 27:11</p> <p>vote ^[1] - 90:11</p>				
U				
<p>UCC ^[1] - 20:5</p> <p>ultimately ^[3] - 42:9, 84:6, 84:12</p> <p>unconfined ^[1] - 20:6</p> <p>unconsolidated ^[1] - 20:25</p> <p>under ^[10] - 18:12, 36:16, 48:12, 48:14, 59:8, 59:9, 59:24, 65:2, 66:11, 80:9</p> <p>underground ^[19] - 10:6, 34:16, 34:21, 43:21, 44:4, 44:6, 47:16, 54:18, 60:20, 69:8, 70:13, 70:14, 72:6, 72:25, 78:18, 79:1, 80:23, 84:20, 84:23</p> <p>underneath ^[1] - 31:25</p> <p>underpin ^[1] - 28:5</p> <p>underpinning ^[1] - 29:10</p> <p>understood ^[1] - 88:1</p> <p>unfortunately ^[3] - 59:17, 61:21, 67:25</p> <p>unloading ^[1] - 59:7</p> <p>up ^[32] - 5:18, 11:13, 12:6, 13:15, 15:8, 19:10, 21:14, 23:11, 24:8, 27:6, 28:23, 30:17, 31:18, 33:21, 34:2, 34:10, 38:10, 41:4, 46:14, 51:2, 55:16, 60:25, 61:7, 62:13, 74:23, 77:5, 77:12, 77:13, 80:10, 82:24, 87:10, 91:12</p> <p>up-to-speed ^[1] - 5:18</p> <p>upgrading ^[1] - 52:22</p>				
T				
<p>table ^[10] - 11:19, 11:20, 17:8, 17:15, 17:25, 19:1, 19:5, 19:11, 40:8, 78:4</p> <p>takeaway ^[5] - 61:14, 63:14, 63:15, 69:11, 69:25</p> <p>takeaways ^[1] - 29:2</p> <p>taller ^[1] - 65:3</p> <p>tapers ^[1] - 15:20</p> <p>tasks ^[1] - 43:24</p> <p>team ^[8] - 44:25, 49:2, 50:24, 56:22, 70:6, 70:9, 72:16, 78:16</p> <p>technically ^[3] - 27:14, 37:11, 71:25</p> <p>temporary ^[1] - 27:25</p> <p>tension ^[1] - 37:3</p> <p>term ^[11] - 41:2, 45:4, 69:2, 69:3, 69:14, 70:17, 70:19, 70:20</p> <p>terms ^[41] - 5:18, 6:6, 14:25, 16:23, 20:8, 25:11, 37:17, 37:23, 37:24, 45:3, 47:2, 48:5, 49:15, 51:9, 53:2, 53:4, 56:5, 57:20, 57:21, 58:16, 58:20, 58:25, 60:20, 65:10, 67:23, 68:10, 69:16, 70:2, 71:12, 72:18, 73:4, 76:9, 79:20, 81:13, 83:4,</p>				

W	
<p>wall [6] - 8:20, 8:25, 23:3, 24:17, 32:15, 37:3</p> <p>wants [1] - 79:9</p> <p>WARD [3] - 1:15, 29:23, 30:18</p> <p>water [14] - 17:10, 17:11, 17:18, 18:1, 18:3, 18:5, 19:22, 39:3, 41:14, 41:25, 43:1, 43:6, 48:18, 69:8</p> <p>watermark [1] - 42:23</p> <p>waterproof [1] - 17:14</p> <p>waterproofing [1] - 17:20</p> <p>ways [1] - 25:1</p> <p>wedge [3] - 27:4, 35:25, 36:2</p> <p>week [2] - 90:23, 92:13</p> <p>weekend [1] - 74:22</p> <p>weeks [6] - 92:5, 92:9, 92:10, 92:14, 93:13, 94:18</p> <p>weigh [1] - 37:13</p> <p>weights [1] - 78:21</p> <p>wells [6] - 14:4, 17:8, 17:9, 18:25, 42:13</p> <p>West [11] - 16:1, 16:2, 16:10, 23:20, 31:12, 33:12, 55:5, 56:1, 56:7, 56:17, 57:3</p> <p>west [4] - 14:21, 15:20, 25:20, 36:15</p> <p>western [2] - 8:3, 20:20</p> <p>whereas [1] - 52:18</p> <p>Whitestone [6] - 2:4, 4:25, 10:14, 10:25, 11:2, 11:23</p> <p>whole [6] - 10:12, 24:24, 45:13, 76:13, 76:21, 81:19</p> <p>wide [1] - 21:12</p> <p>wide-open [1] - 21:12</p> <p>wiggle [1] - 91:2</p> <p>willing [1] - 73:13</p> <p>windows [1] - 43:21</p> <p>wing [2] - 82:10</p> <p>Wing [6] - 55:1, 55:3, 55:7, 55:11, 58:1, 66:21</p> <p>wonder [1] - 72:8</p> <p>wondering [1] - 71:24</p> <p>Woodcliff [1] - 2:10</p> <p>word [2] - 93:8, 94:23</p> <p>words [6] - 30:12,</p>	<p>30:14, 33:6, 33:12, 37:2, 38:23</p> <p>world [1] - 46:6</p> <p>world-class [1] - 46:6</p> <p>worms [2] - 38:10, 75:19</p> <p>worse [2] - 74:5, 74:8</p> <p>worth [1] - 70:17</p> <p>worthwhile [1] - 18:11</p> <p>wrap [2] - 13:15, 34:24</p> <p>written [1] - 89:2</p>
	X
	XIO1042 [1] - 96:8
	Y
	<p>yards [2] - 26:3, 26:13</p> <p>yeah-but-for [1] - 38:11</p> <p>year [6] - 41:21, 42:19, 42:20, 58:17, 58:18, 87:3</p> <p>years [2] - 11:6, 12:4</p> <p>yellow [2] - 14:13, 68:3</p> <p>yesterday [4] - 92:16, 92:17, 92:18, 94:19</p> <p>York [1] - 93:24</p> <p>yourself [1] - 10:22</p>
	Z
	<p>ZONE [1] - 1:4</p> <p>Zone [5] - 4:3, 4:11, 4:15, 43:23, 95:7</p> <p>zone [5] - 14:13, 34:19, 47:5, 51:2, 59:10</p> <p>zones [1] - 48:21</p> <p>zoning [1] - 49:21</p> <p>ZUSY [23] - 1:11, 11:12, 30:20, 37:8, 37:14, 38:8, 38:20, 39:9, 74:16, 74:20, 75:17, 77:9, 81:9, 83:7, 88:15, 89:1, 89:13, 90:6, 90:12, 90:18, 91:1, 91:15, 95:10</p>