

Questions and Answers about The Valley Renewal

Over the course of the last 18 months, The Valley Hospital has undertaken many initiatives to communicate with the entire Village of Ridgewood and answer questions about its plans for The Valley Renewal. These efforts have included:

- *1 DVD mailing,*
- *3 newsletter mailings,*
- *2 pamphlet mailings,*
- *3 postcard mailings,*
- *a 3-print advertisement campaign in The Ridgewood News,*
- *community presentations, and*
- *an interactive, comprehensive website.*

Through these many vehicles, we have answered the following questions and many more. However, to meet the request of the Concerned Citizens of Ridgewood, we present answers to questions shown below.

Is State approval required for the proposed expansion? If yes, then has the approval been granted?

The State is required to review and approve plans for all hospital construction. To develop building plans, the hospital must have zoning parameters for a modernized hospital zone. Once the zone has been established, the hospital can develop and submit plans to the State for review and approval.

If the H-zone changes are approved, does this mean that the Hospital will no longer need to apply for ordinance “variances” in the future?

The new, modernized hospital zone will have specific zoning parameters that will allow Valley to renew the hospital campus over time without seeking further variances. However, site plan approval by the Village Planning Board will be necessary for both Phase One and Phase Two.

What is the absolute height of the proposed structure, including roof top mechanicals, chimneys, vents and other structures when finished for each building after Phase 2D?

The information is available for the North Building. The height of the North Building is 56 feet. The height of the mechanical room for the North Building, which will be set back from the building perimeter, is 24 feet.

Does Valley Hospital Pay Land Tax on its 15 acre site?

Non-profit organizations do not pay taxes on property, therefore, as a not-for-profit corporation, Valley does not pay taxes on its campus. Valley does, however, provide millions of dollars in community benefit through charity and unreimbursed care. In 2007, that number reached almost \$30 million. Valley does, however, pay taxes on the 4 homes it owns in Ridgewood.

During construction, how will Valley Hospital make sure that the neighbors and BF Middle School won't hear the construction noise?

As with past projects, construction would be carefully scheduled, implemented and monitored in accordance with a *Developer's Agreement*. A *Developer's Agreement* is made with the Village of Ridgewood.

How much more revenue does Valley Hospital expect to receive annually after the expansion?

Due to the unpredictable nature of hospital reimbursement, it is extremely difficult for Valley to make revenue projections so far in advance. Our preliminary review indicates that Valley will generate sufficient revenue to cover the incremental costs generated by the project.

How does Valley Hospital plan to compensate the neighbors of the properties on the Ridgewood construction route?

The plans for Hospital *Renewal* will benefit all those who come to Valley for their healthcare for years to come. The Valley Hospital has no plans to compensate the neighbors.

Will Valley Hospital have people dedicated to handling complaints and concerns during the construction process, available at all times on the phone and in person? How will this process be administered and audited?

Yes. Valley currently has a Warm Line, 201- 447- 8688. The line is answered 24 hours a day, seven days a week and neighbors are encouraged to call with any issue or concern. The line will continue to be in operation during construction.

What are the proposed specific hours of operation of the construction site gate?

Hours of construction, and the hours of operation for the construction site gate, are determined with the Village and defined in the *Developer's Agreement*.

What are the proposed construction hours on the site, including the primary contractors and all sub-contractors?

As referenced earlier, hours of construction are determined in conjunction with the Village and defined in the *Developer's Agreement*.

What is the proposed project plan from the beginning of Phase 1 to the end of Phase 2D? How many years will Phase 1 take? When would Phase 2 start after Phase 1 is finished? How long would Phase 2 take?

The new parking deck over the Linwood parking area will be completed in less than 12 months. The North Building will be fully enclosed in 18-20 months and fully completed 22 months later. The dismantling of the Phillips Building and the construction of parking on that site will take 1½ years. After Phase One, we anticipate an approximate 10-year break before beginning the construction of Phase Two.

Assuming that Valley Hospital received all the Ordinance changes it seeks and was granted Site Plan approval how soon would construction start?

Construction will start after we receive all approvals from the Village and the State Department of Health & Senior Services.

What percentage of paid employees, excluding physicians at Valley Hospital Ridgewood Campus are Ridgewood residents?

More than 175 residents of the Village are employees of The Valley Hospital.

How much more in-patient/out-patient volume does Valley Hospital expect to generate on the Ridgewood campus compared to today?

The Valley Renewal is not about adding beds. The conceptual plan is showing an increase of only 3 additional beds over our current capacity.

Why was a hospital contractor seen photographing houses on Van Dien and Meadowbrook? (This was confirmed with the Ridgewood Police).

We have no knowledge of a Valley staff member or contractor hired by Valley photographing houses in any neighborhood of the hospital.

Has the Hospital reached agreements with the main health insurance funds in NJ to pay for all single room care at the expected prices after the expansion is completed? What funds?

It is premature to conduct negotiations for healthcare services to be provided several years in the future.

Out of what budget have all the Valley Public Relations expenses come from? Do donations to the hospital help pay for this out of the general account?

Donations to The Valley Hospital are not used to fund any public relations initiatives.

After Phase 2 the hospital will be over 70% larger to heat, cool, clean and maintain. The expansion will cost \$750 million and a proportion of this cost will need to be serviced by borrowing. As the number of beds remains the same, isn't the price per bed going to rise significantly?

Fees are not determined in this manner.

How much is Valley Hospital planning to borrow to pay for the expansion? Where is the rest of the money coming from?

Phase One of The Valley Renewal will cost approximately \$400 million. Approximately one quarter will come from the hospital's equity, ½ will be raised by the issuance of long term tax exempt bonds and ¼ will be raised through generous donations from members of the communities Valley serves.

Valley has purchased neighboring houses on Steilen, Linwood and Van Dien

- a. Who pays taxes on these houses?*
- b. Who rents them?*
- c. Are these properties listed as not-for-profit?*
- d. Will Valley be buying more houses?*
- e. Why were these particular properties bought?*
- f. Will Valley petition for these homes to be used for anything other than residential?*

Valley pays taxes on the homes it owns. The homes have been rented to physicians and others who wish to reside in Ridgewood. The homes were purchased based on their proximity to the hospital. The homes are zoned for residential use and will only be used as residences.

Will the hospital use the expansion to implement cost saving measures on the site, including department / staff consolidation?

Valley is always looking for cost savings, but does not intend to consolidate staff.

With the larger gross floor area after the expansion, will Valley need more cleaning staff? If so how many and how many does it expect the Hospital will need to hire from employees who live more than 10 miles away?

We anticipate having to add to our environmental services staff by approximately 35. We cannot say where those employees will reside.

How does Valley screen their crossing guards?

Crossing Guards are screened by an outside company using generally accepted screening methods.

How many complaints have there been against the crossing guards employed by the Hospital?

There have been only a few complaints and those presented were dealt with promptly.

What steps will the Hospital take to protect pedestrians from contractors and crossing guards etc. from inappropriate behavior?

While inappropriate behavior seldom occurs, when it does, it is grounds for reprimand and, if appropriate, immediate dismissal.

What are the hours that crossing guards are employed and will they be employed for longer hours during construction periods?

Hours for Crossing Guards will be included in the Developer's Agreement.

The Hospital will probably have agreements with the primary contractors about safety, hours of operation etc. during the construction. How are sub-contractors and independent contractors going to be controlled? What penalties or other means will be employed to ensure compliance by all contractors and will this process be transparent?

Construction workers, sub-contractors and independent contractors will be required to undergo background checks. Once approved, a decal will be issued to be applied workers' hard hats to identify them. Workers not displaying the decal will not be permitted to enter the premises.