

CARES Contracts and Reports

Request 3: VA documents given to PwC/ MicroTech & documents generated by PwC/ MicroTech

Documents Provided to Contractors



Documents provided to MicroTech

18. Summary of the environmental and physical condition of VA controlled property and buildings—Attachment B to Task Order 3

Attachment B

Data Validation for CARES Reuse Studies

Attachment 1

A		GENERAL
1	Site Name/ Address	GLAHS West Los Angeles , 11301 Wilshire Blvd. Los Angeles, CA 90073
2	Primary Site Point of Contact: (Name & Title)	Marcos Tubola, Chief, Projects Section
3	Local CARES Property Reuse Plan Team Members:	Site:Ralph Tillman, Robert Benkeser, Marcos Tubola, Andrew Gevanthor, John Dozois
4	Subject Matter Experts on the following:	Marcos Tubola, [REDACTED]
a	Describe and discuss any portions of the facility that are currently unused or underused:	Portions of the South Campus have been identified as having open space that can be used for future development. This includes landscaped space surrounding 2 sides (south and west) of the hospital (B 500) and areas further south and south west of the hospital.
b	Discuss the plans for these facilities:	see 4C please
c	Discuss any plans for new development, leasing, or demolition:	CARES has recommended an approx. 400,000 SF Clinical Services addition to the main hospital (B 500), immediately west of the building. This would allow consolidation of Clinical Services, relocating them from the North Campus to the South Campus. There are also discussions about a potential VBA building and a Hoptel type building for the South Campus.
d	Describe any adjacent properties leased to VA for parking or other purposes:	There are none.
e	Identify any known impacts of adjacent or neighboring development initiatives:	There are no known impacts or development initiatives.
5	Observation of Site Conditions and Facility Conditions	
a	Provide digital photographs showing condition of land and buildings. Available at Asset Management office.	
b	Identify any manmade or natural limitations or unusable site areas. There is a mitigation area per US Army Corps of Engineers. There is also a Congressional restriction on development of this area.	

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Data Validation for CARES Reuse Studies

Attachment 1

B VA ASSET MANAGEMENT AND ENVIRONMENTAL STUDIES / ANALYSIS			
Group 1: VA Facilities Scheduled for a GENERAL Reuse Plan.		<i>Directions:</i> Indicate which items you have. Directions will be sent soon about where to post these documents on the VSSC Web site/portal.	
Boston, NY Metro facilities, Louisville, Waco, Big Spring and Walla Walla		OAEM will determine if the missing information is required, and will communicate directly with the VISN.	
Group 2: VA Facilities Scheduled for a COMPREHENSIVE Reuse Plan		<i>Directions:</i> Indicate which items you have. Directions will be sent soon about where to post these documents on the VSSC Web site/portal.	
Canandaigua, Montrose, Castle Point, St. Albans, Lexington, Livermore, White City, Perry Point, Gulfport, West LA, Augusta, Brecksville, and Vancouver		The data that you do not currently have, will still be required, so provide projected completion date	
1 VA Real Property (and related personal property) Due Diligence/Baseline Planning Information		Available Now	Projected Date
a	Graphic property information such as plot plans showing current legal boundary, easements, outleases, Enhanced-Sharing Agreements, use permits or licenses, interagency agreements, etc.	Yes	
b	Title searches and Title Abstracts	Yes	
c	Legal description (e.g., metes and bounds) of VA property. Indicate if VA has administrative jurisdiction and control over federal property or is all or portions of the property under the control of another executive agency or department. Indicate type (i.e., exclusive, concurrent, or prepiratory) of federal admistrative jurisdiction over property and title/deed restrictions such as reversionary rights for outside parties or use restrictions (see Regional Counsel for assistance)	Yes	
d	building, roadway and utility location plans, aerial photographs showing VA as well as surrounding properties, etc.	Yes	
e	Identification of potential net "buildable or developable" sites and of identification of physical constraints to development (bad soils, seismic potential, wetlands, steep slopes, etc).	Yes	
2 VA Environmental Due Diligence/Baseline Planning Information		Available Now	Projected Date
a	Phase I ASTM 1527-00 Environmental Site Assessment/Phase II ASTM "testing" reports	Yes	
b	Asbestos Surveys and list of remediation. Presence of below ground steam distribution tunnels/piping.	Yes	
c	Existing Environmental Assessments and/or Environmental Impact Statements prepared in accordance with the National Environmental Policy Act (NEPA).	Yes	
d	Radioactive Materials and Use Surveys	Yes	
e	Lead Base Paint Surveys	Yes	
f	Status and/or test results for Underground and/or aboveground storage tanks	Yes	
g	Environmental incident (e.g. spills) reports	Yes	
h	Federal, state, or local regulatory agencies and jurisdiction	Yes	
l	Copy of all environmental permits (e.g. clean air, clean water, or solid and/or hazardous waste)	Yes	
j	ground and below cultural resource (e.g., National Register listed or eligible historic districts, buildings, structures).	Yes	
k	Historic VA (or federal) land use patterns and uses	Yes	
l	Surrounding historic and current land use patterns and uses	Yes	
m	Planning base map indicating VA identified environmental constraints (mapped wetlands, endangered habitat, vegetation and/or species, bad soils, critical storm water management, etc.)	No	9/05*
n	Past, Current, or Project Potential for local "public" controversy	Yes	
o	Existing or Suspected of Above Ground and Below Ground Cultural/Historic Resources	Yes	
p	Capacity of existing "public utilities" serving or impacting VA property -- Location Drawing	Yes	
q	Classification (Level of Service) and Condition of Roads Serving VA Property and Traffic Conditions	No	9/05*
r	VA and local "noise" generators	No	9/05*
s	Community zoning and land use outside the "fence"	Yes	
t	Community planning and development trends and issues outside the "fence"	No	9/05*
u	Preliminary VAMC Decommissioning Plans and Schedules	No	9/05*

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Data Validation for CARES Reuse Studies

Attachment 1

* Can Provide, Subject to Availability of Funds			
DATA CHECKLIST			
C	VA has previously provided AEW with site and facilities data as indicated below.		Directions: Confirm that data is still current or indicate updated data)
1		Data Source	Data Avail
a	Site plan	Eng. Files	Yes
b	Land Survey	Eng. Files	Yes
c	Property Deed, Title Survey, Title Search, or Title Abstract	Asset Mngt.	No
d	Topographical and Utility Location Drawings	Eng. Files	Yes
e	ASTM Phase I Environmental Site Assessment (hazardous substances) or Federal NEPA Compliance	EOC Files	Yes
f	Real Property Appraisals	Asset Mngt.	No
2	The following data will be extracted from existing databases, as listed.		Directions: Facility should ensure the data is current as of December 1.
a	Site acreage, estimate: <u> 387 </u>	FM's Capital Asset Inventory	
b	Existing enhanced use leases in place, if any <u> 12 </u>	FM's Capital Asset Inventory	
c	Parking capacity: <u> 4443 </u> surface <u> 0 </u> structured	FM's Capital Asset	
d	Facility Condition Assessment (all buildings, facilities, structures, roadways, utility infrastructure, etc.)	FM's Capital Asset Inventory	
e	Facilities Data Sheet (VA building list w/ descriptions)	FM's Capital Asset Inventory	
f	Number of Beds: <u> 321 </u>	VSSC Bed Control	
g	Avg. Daily Census: <u> 189.90 </u> %	VSSC klf menu	
h	List of significant planned or programmed capital investments (Major Construction projects, Minor, NRM, etc.) (Source: _____)	FM or VSSC, Five Year Capital Plan	
i	List of recent significant capital investments (Source: <i>VSSC, Cap Assets Database</i>)	VSSC, Cap Assets	
3	Facility Details		Directions: Complete the following:
a	Access: The site is accessed directly from <u>Wilshire Blvd.</u> and <u>Bonsal Drive</u> , approximately <u>.1</u> miles from <u>405 freeway</u> and <u>.1</u> miles from <u>Wilshire Blvd.</u>		
b	Access: Describe access to public transportation: Bus service available on Station and on Wilshire Blvd., adjacent to Station.		
c	Visability: The site has strong visibility from Wilshire Blvd. and strong visibility from the 405 Freeway.		
d	Parking: Parking utilization %: <u>80</u> (approximate)		

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D NEIGHBORHOOD	
<i>In order to ascertain the surrounding and nearby land uses that influence the future value and use of the subject site - Estimate the neighborhood boundaries by observing major barriers (such as parks, waterways, major roadways) within one mile of the site.</i>	
1 Surrounding Uses	<i>Directions:</i> Document the immediately adjacent surrounding uses of the site.
Direction	Description
	Bounded by densely populated residential communities and Commercial areas.
2 Neighborhood Development	<i>Directions:</i> Drive the neighborhood and summarize its physical conditions.
a	Estimate the percent of neighborhood land that has been developed (e.g., 0-25%, 26-50%, 51-75%, 76-100%)
	76-100%
b	Describe predominant neighborhood land uses (e.g., whether the surrounding neighborhood is single-family residential, commercial office, etc.):
	mix of single family and multi family (condo and rental) units and Commercial.
c	Describe overall physical condition of neighborhood properties (New, Good, Fair, Poor)
	Good.
3 Potential Use(s)	<i>Directions:</i> Complete the following:
List possible alternative uses for the site based on the site and neighborhood observations documented above.	Commercial and Residential.
4 Subdividing the parcel	
Describe any portion of the site that is unused, relatively level, and has access to a road and utilities	There are some flat landscaped areas surrounding and adjacent to B 500 (main Hospital). These are accessible to the 405 Freeway and Wilshire Blvd.

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