

Capital Asset Realignment for Enhanced Services (CARES)

Proposed Site Plans for Lexington VAMC – Leestown Campus

Options 1 through 7

(Includes initial versions of Options 6 and 7
proposed by LAP on September 22, 2005)

Post - Presentation for Local Advisory Panel

September 22, 2005



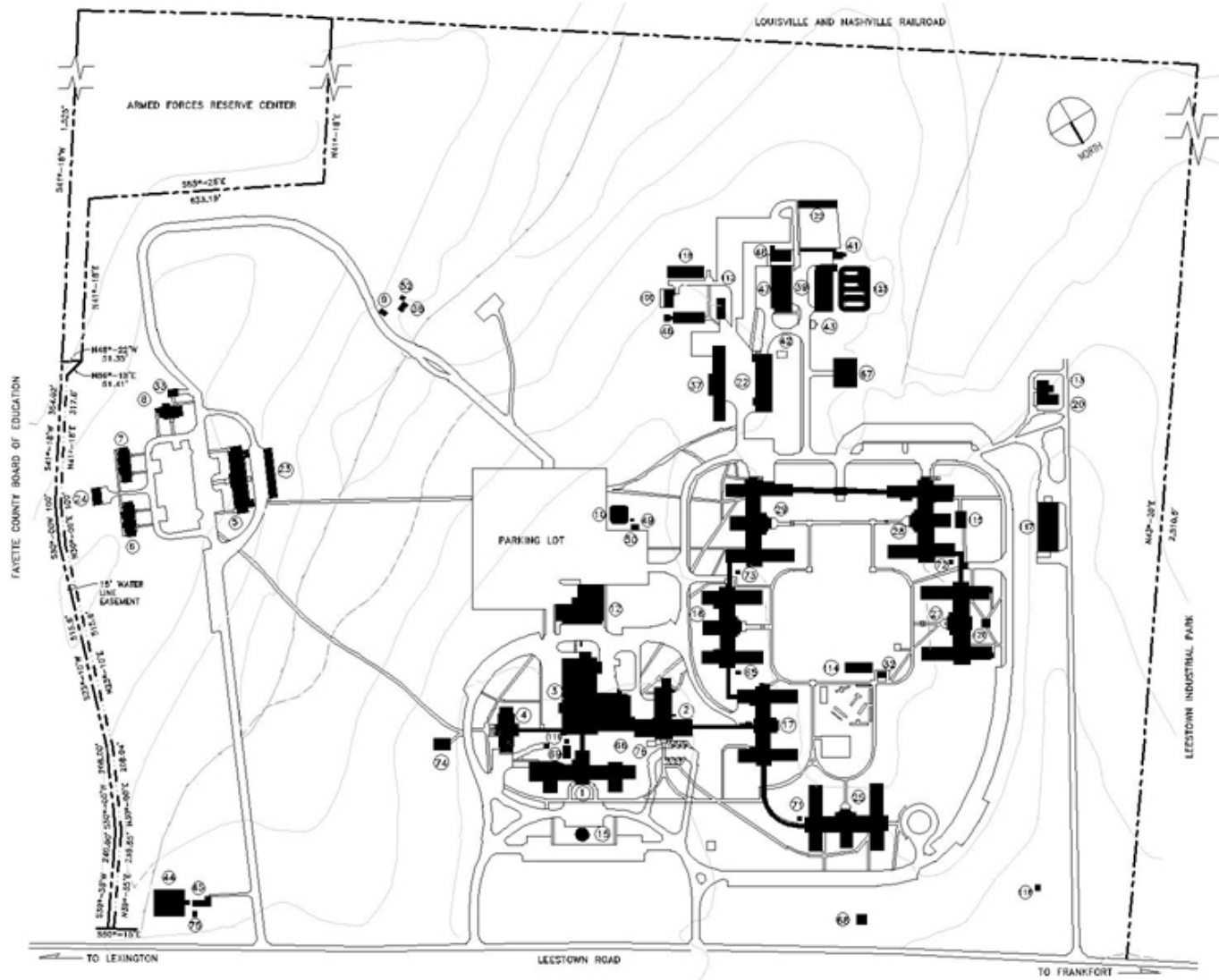
This report was produced under the scope of work and related terms and conditions set forth in Contract Number V776P-0515. Our work was performed in accordance with Standards for Consulting Services established by the American Institute of Certified Public Accountants (AICPA). Our work did not constitute an audit conducted in accordance with generally accepted auditing standards, an examination of internal controls or other attestation service in accordance with standards established by the AICPA. Accordingly, we do not express an opinion or any other form of assurance on the financial statements of the Department of Veterans Affairs or any financial or other information or on internal controls of the Department of Veterans Affairs.

The VA has also contracted with another government contractor, The Pruitt Group EUL, LP, to develop re-use options for inclusion in this study. The Pruitt Group EUL, LP issued its report, *Enhanced Use Lease Property Re-Use/Redevelopment Plan Phase One: Baseline Report, Veterans Affairs Medical Center, Lexington, KY*, and as directed by the VA, PricewaterhouseCoopers LLP has included information from its report in this document.

PricewaterhouseCoopers was not engaged to review and, therefore, makes no representation regarding, the sufficiency of nor takes any responsibility for, any of the information reported within this study by The Pruitt Group EUL, LP.

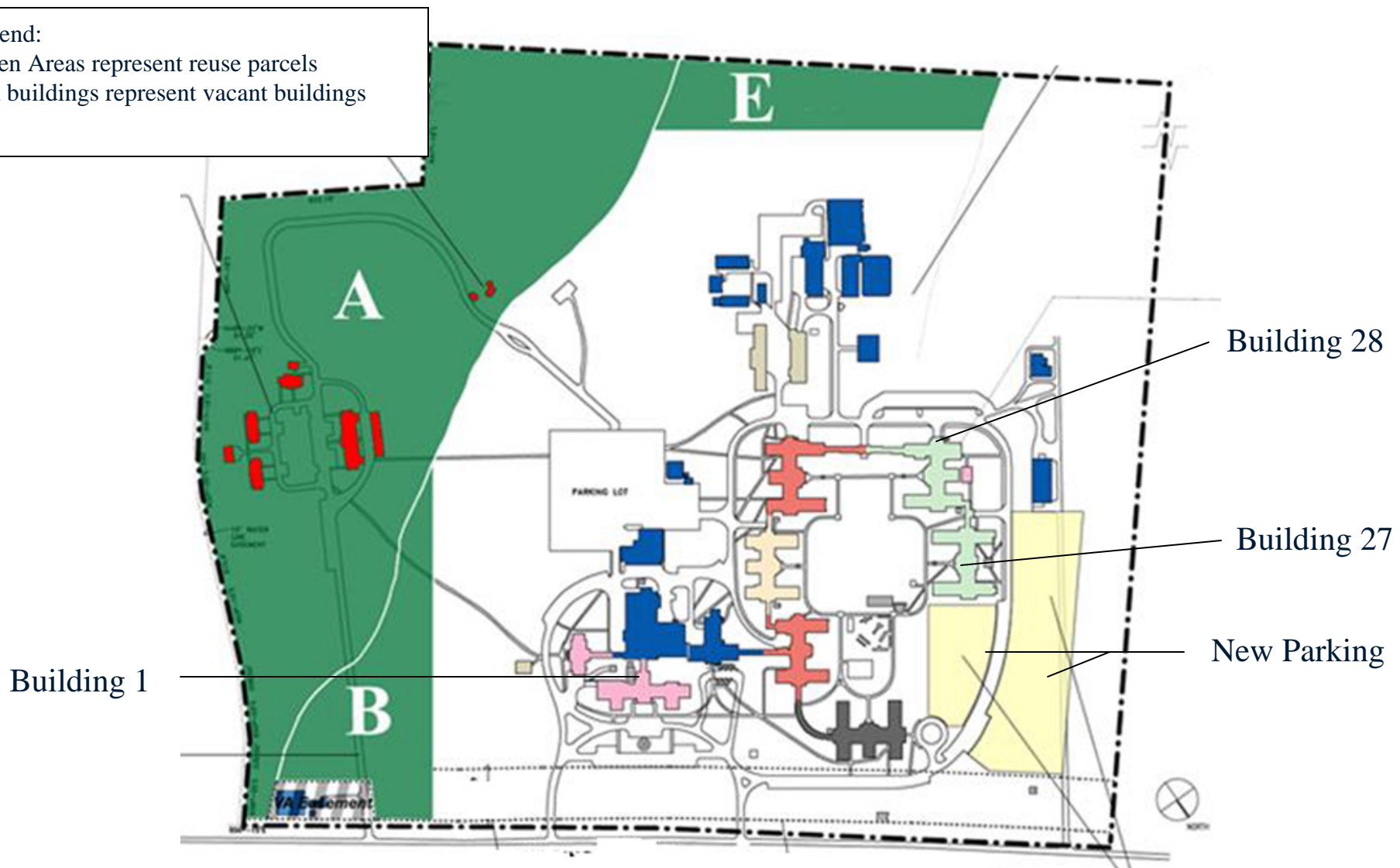
This report was written solely for the purpose set forth in Contract Number V776P-0515 and therefore should not be relied upon by any unintended party who may eventually receive this report.

Existing Lexington VAMC - Leestown Campus



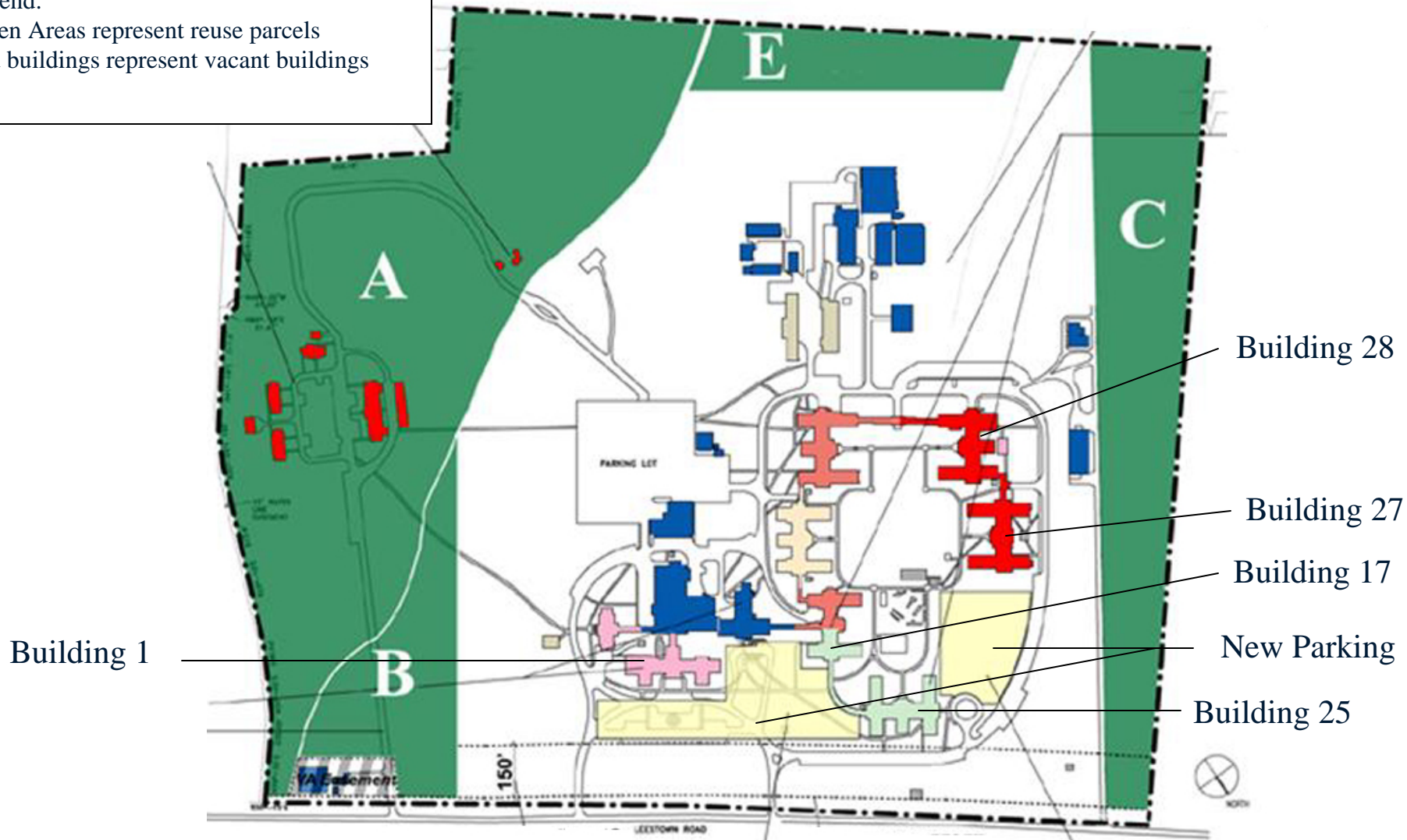
Option (BPO) 1 - Baseline

Legend:
Green Areas represent reuse parcels
Red buildings represent vacant buildings



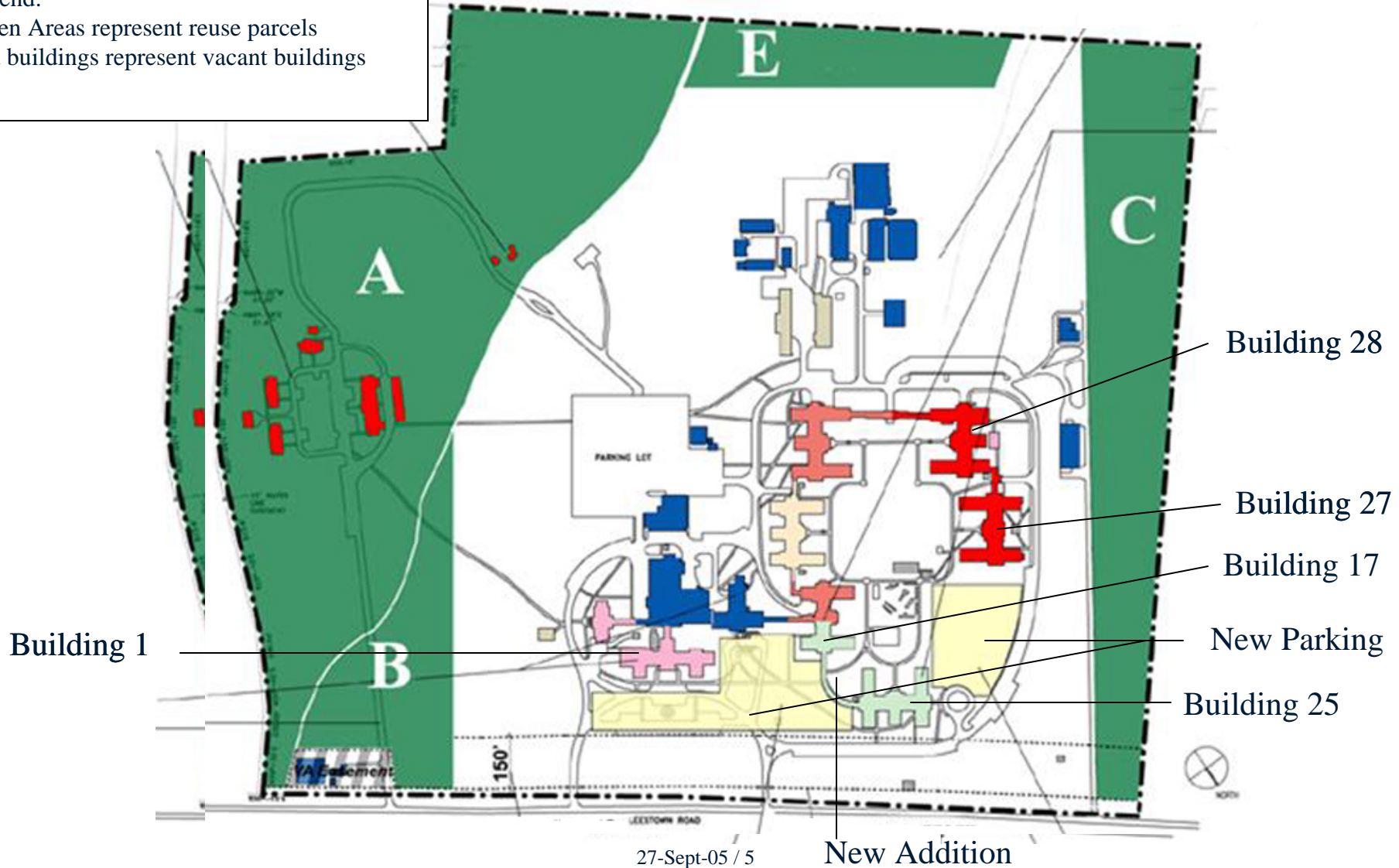
Option (BPO) 2- Renovate Vacant Areas, Consolidate Outpatient Services in Renovated Space

Legend:
Green Areas represent reuse parcels
Red buildings represent vacant buildings



Option (BPO) 3 - Renovate and Combine Renovation and Construction to Provide for Outpatient Services

Legend:
Green Areas represent reuse parcels
Red buildings represent vacant buildings



Option (BPO) 4 - Renovate and Consolidate Outpatient Services in New Building

Legend:
Green Areas represent reuse parcels
Red buildings represent vacant buildings

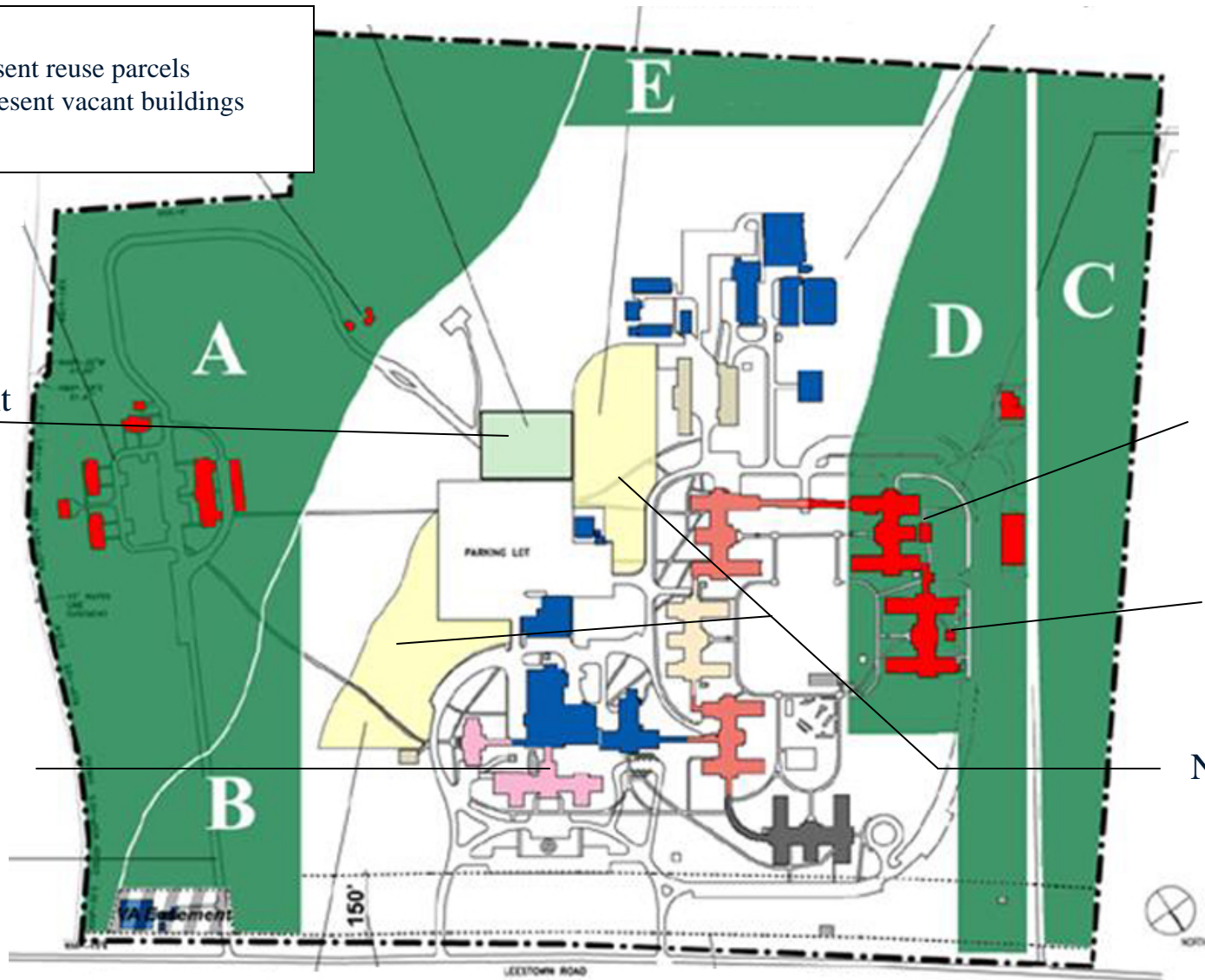
New Outpatient Building

Building 1

Building 28

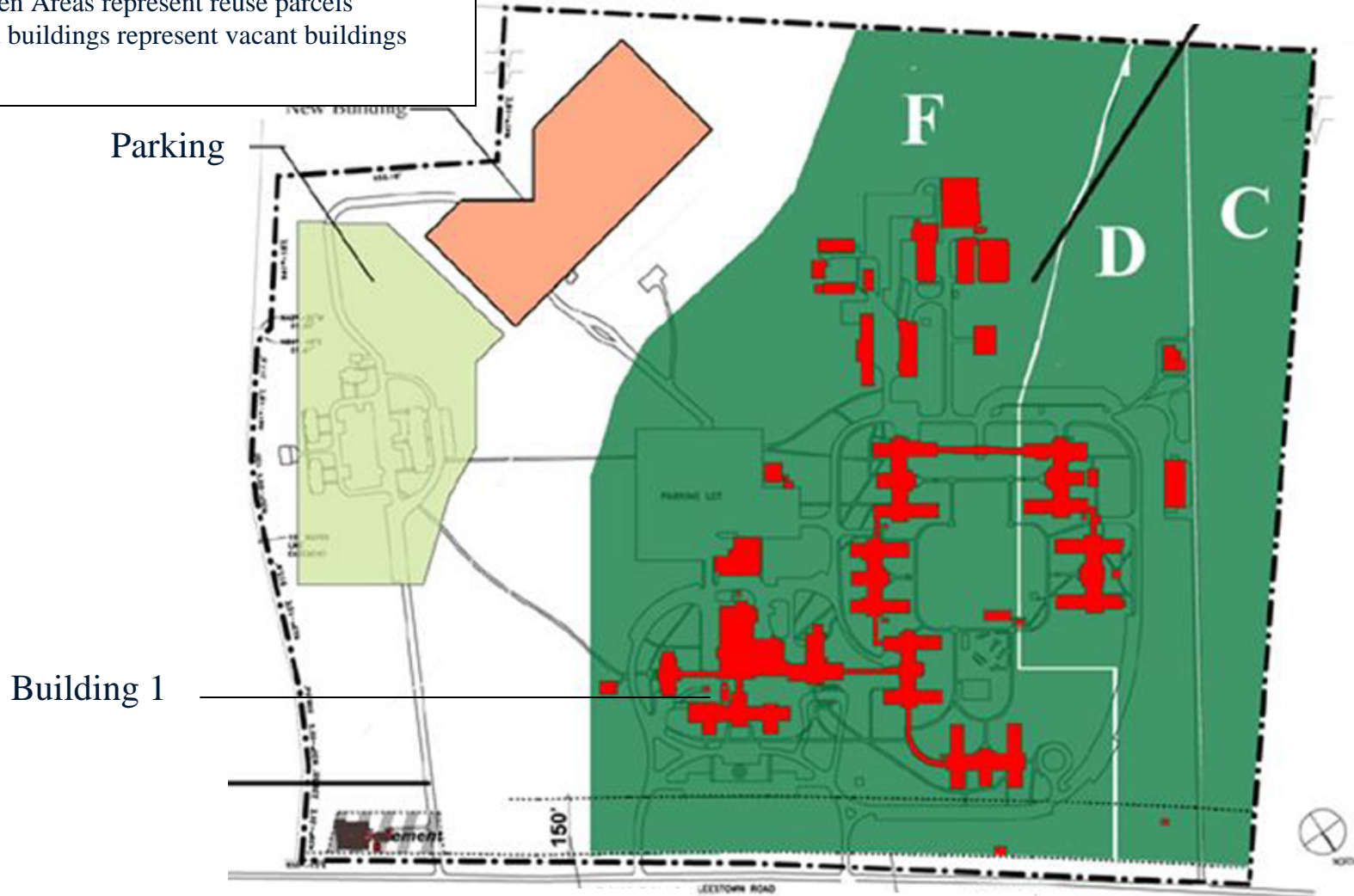
Building 27

New Parking



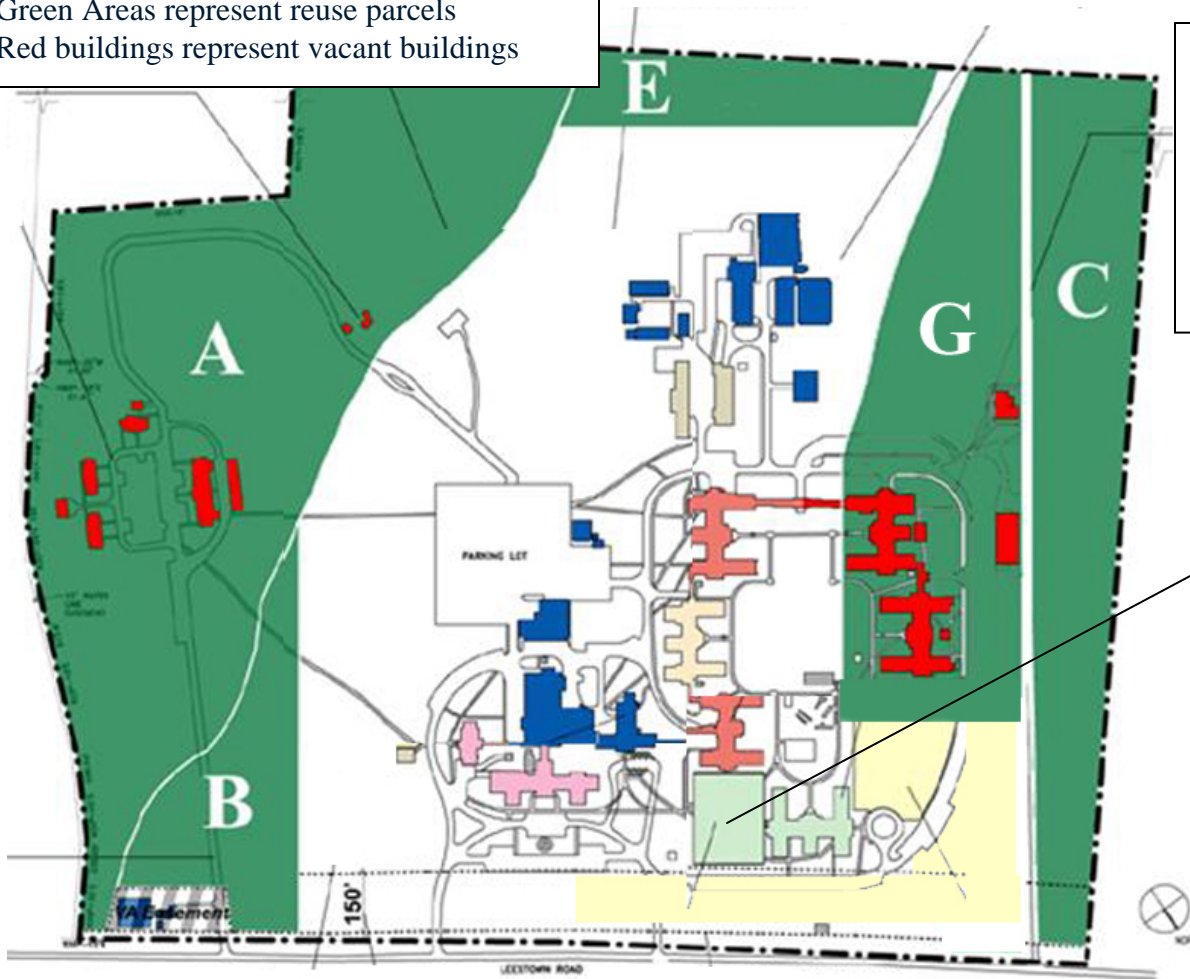
Option (BPO) 5 - Replace Campus on Southeast Portion of Site

Legend:
Green Areas represent reuse parcels
Red buildings represent vacant buildings



Option 6 – Proposed by LAP – Initial Version

Legend:
Green Areas represent reuse parcels
Red buildings represent vacant buildings



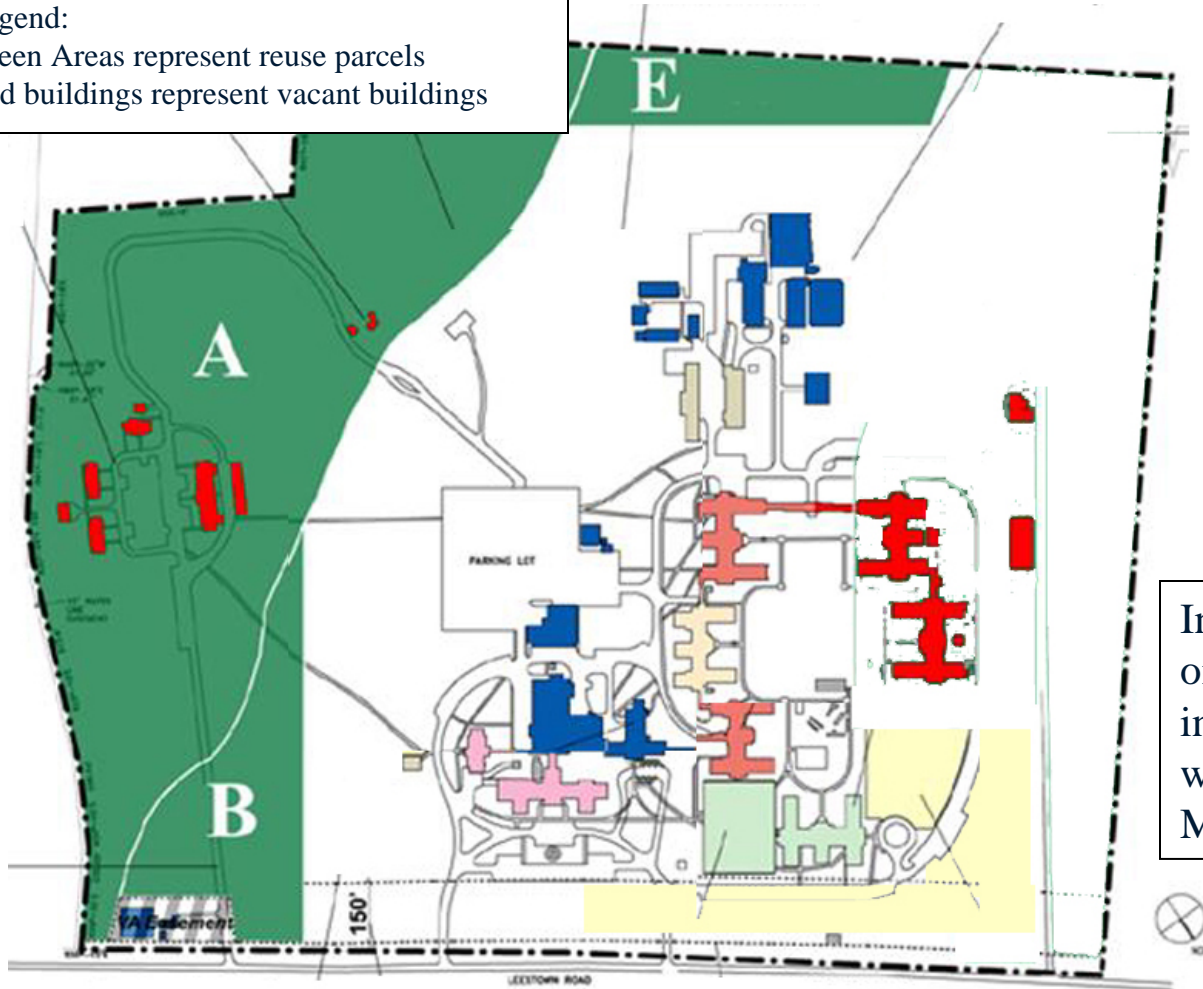
Option 6 is a blend between Options 3 & 4. New Outpatient Building is constructed near Leestown Road. Re-use Parcels A, B, C, E & G.

New Outpatient Building

Initial version of schematic based on LAP proposal. Initial version is intended to quickly share concept with stakeholders for comments. Minor refinements may occur

Option 7 – Proposed by LAP – Initial Version

Legend:
Green Areas represent reuse parcels
Red buildings represent vacant buildings



Option 7 is identical to Option 6, except without re-use parcels C & G. New Outpatient Building is constructed near Leestown Road.

Initial version of schematic based on LAP proposal. Initial version is intended to quickly share concept with stakeholders for comments. Minor refinements may occur.