

Capital Asset Realignment for Enhanced Services (CARES)

Proposed Site Plans for Perry Point Campus Options 1 through 8

(Includes initial versions of Options 7 and 8 proposed by LAP on September 27, 2005)

Post - Presentation for Local Advisory Panel

September 27, 2005



This report was produced under the scope of work and related terms and conditions set forth in Contract Number V776P-0515. PricewaterhouseCoopers' work was performed in accordance with Standards for Consulting Services established by the American Institute of Certified Public Accountants (AICPA). PricewaterhouseCoopers' 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 S&S Construction/ACG Joint Venture Team to develop re-use options for inclusion in this study. The S&S/ACG Team, issued its report, "Phase 1 Report - Data Collection and Planning Analysis for the VA Medical Center, Perry Point, MD" and as directed by the VA, PricewaterhouseCoopers LLP has included information from its report in this document. PricewaterhouseCoopers LLP 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 S&S/ACG Team.

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.

Aerial Photograph



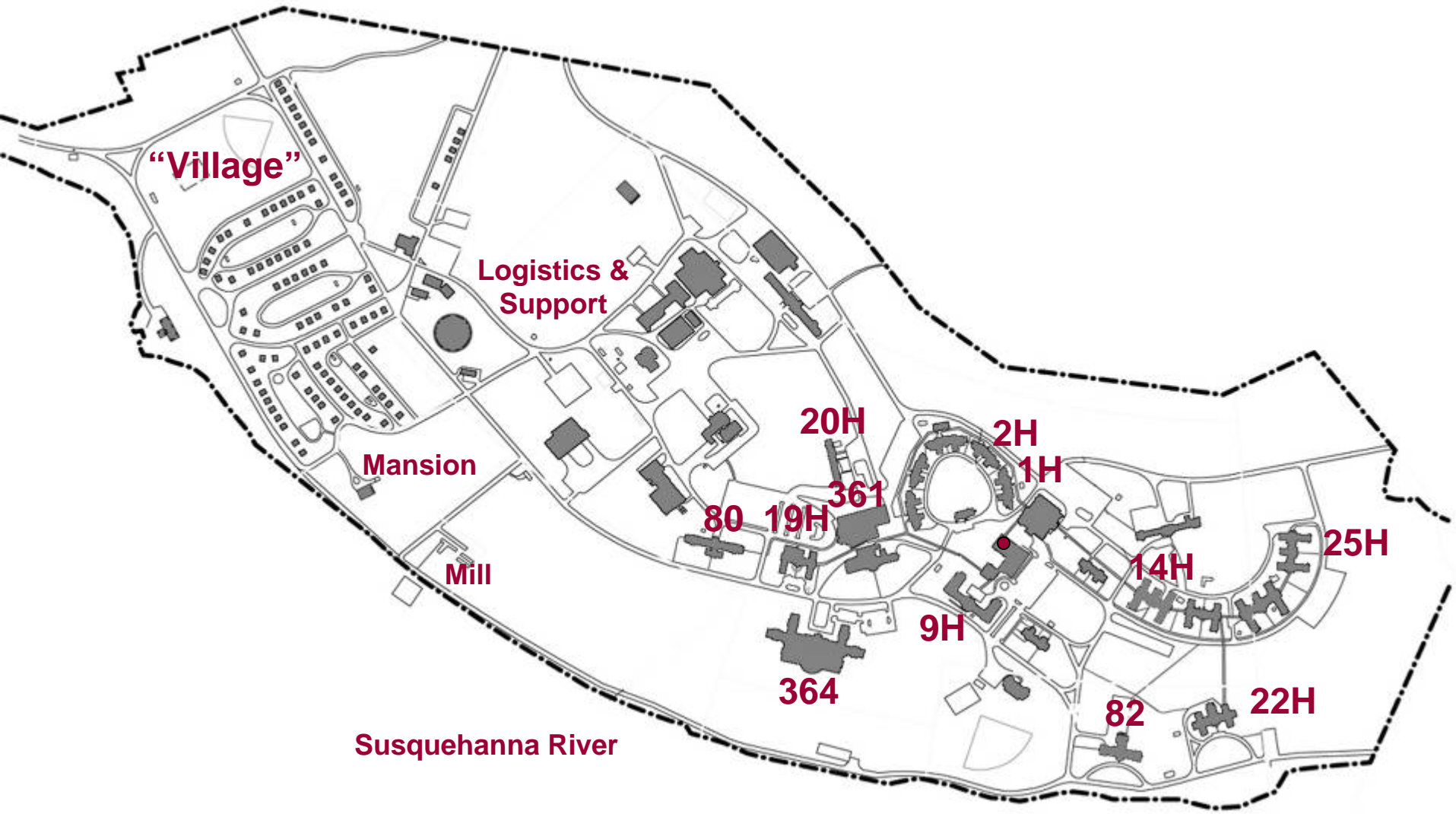
Active Rail Line

Woodlands

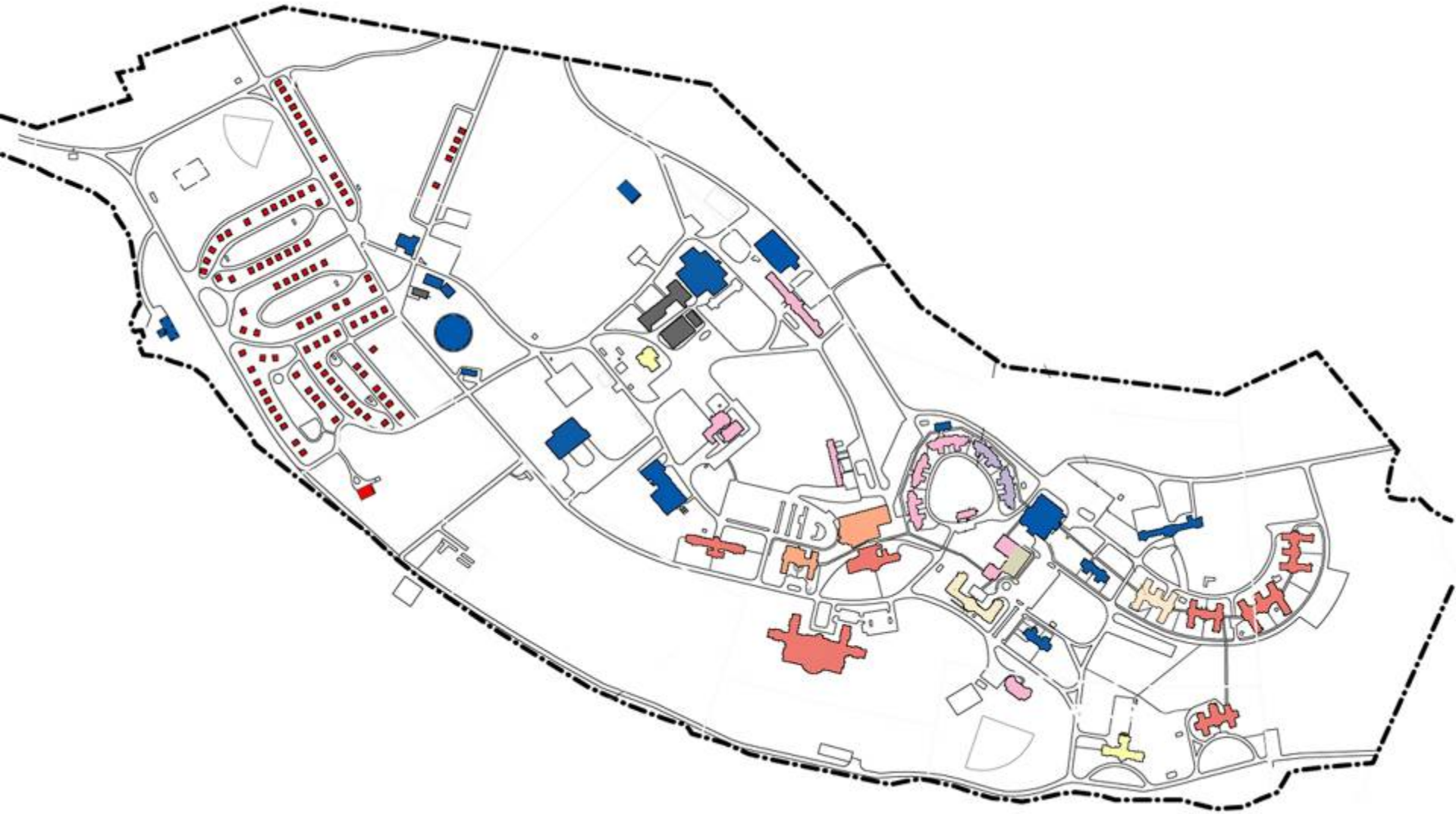
Susquehanna River

Municipal Park

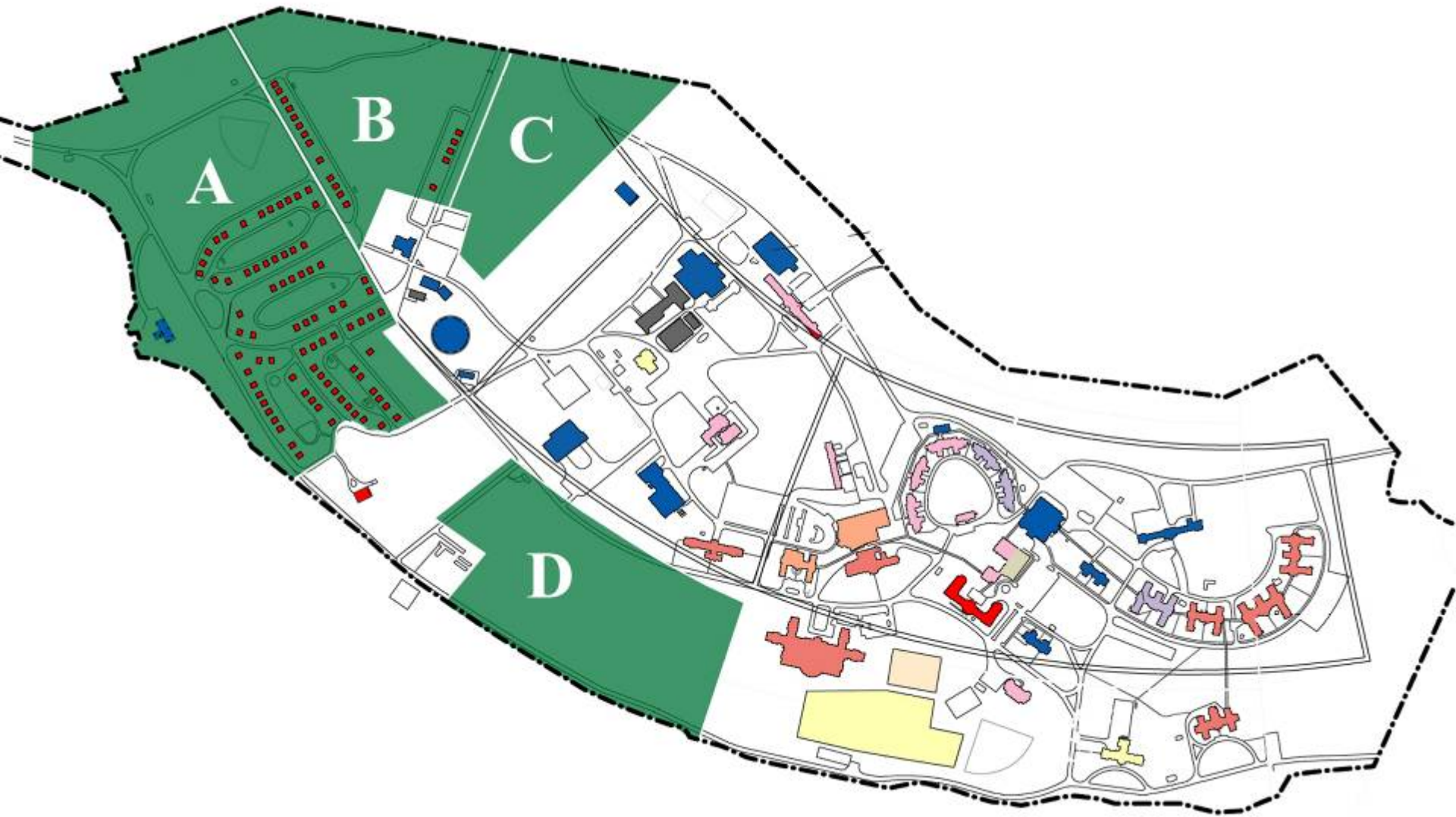
Current State



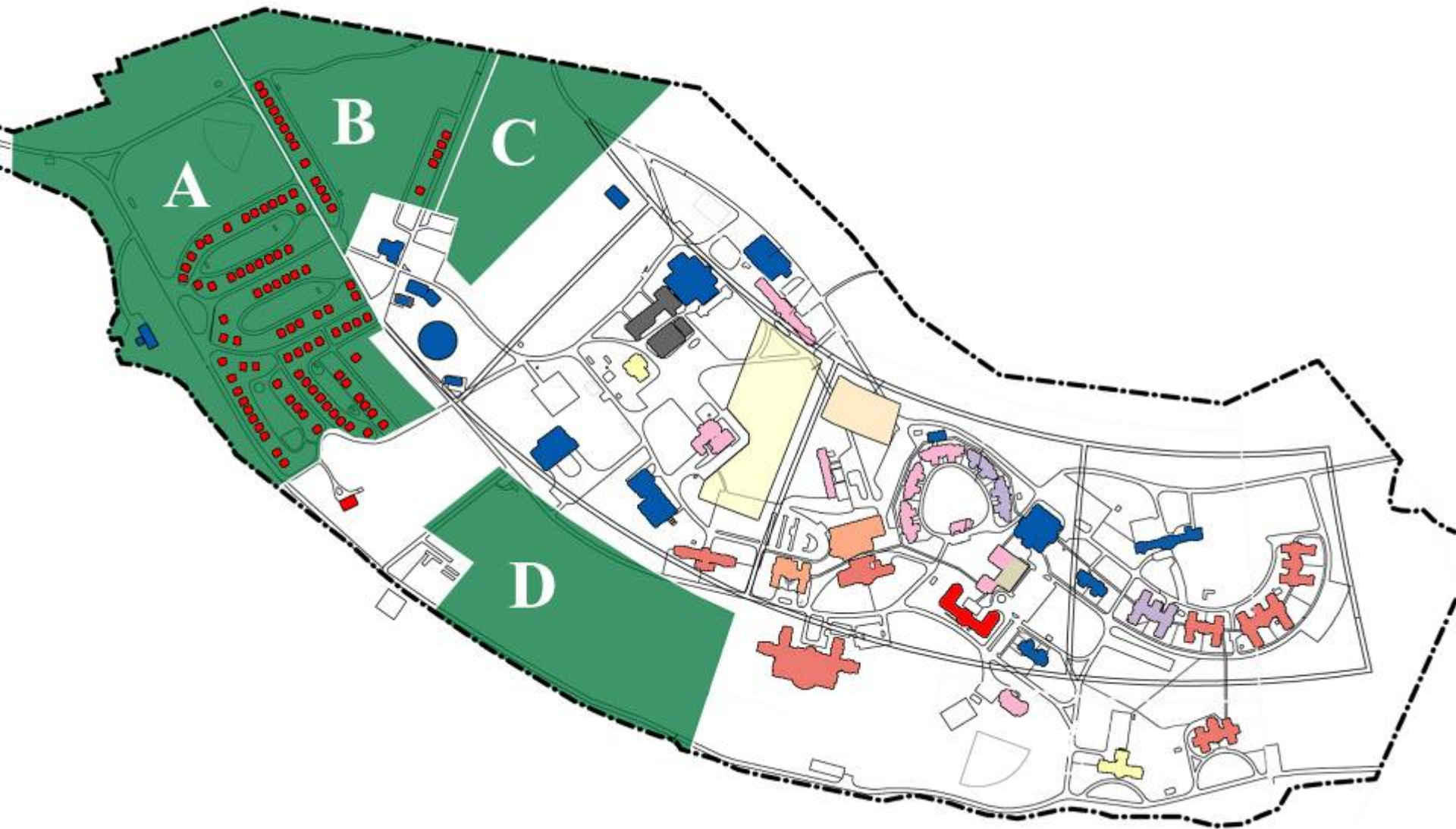
Option (BPO) 1 - Baseline



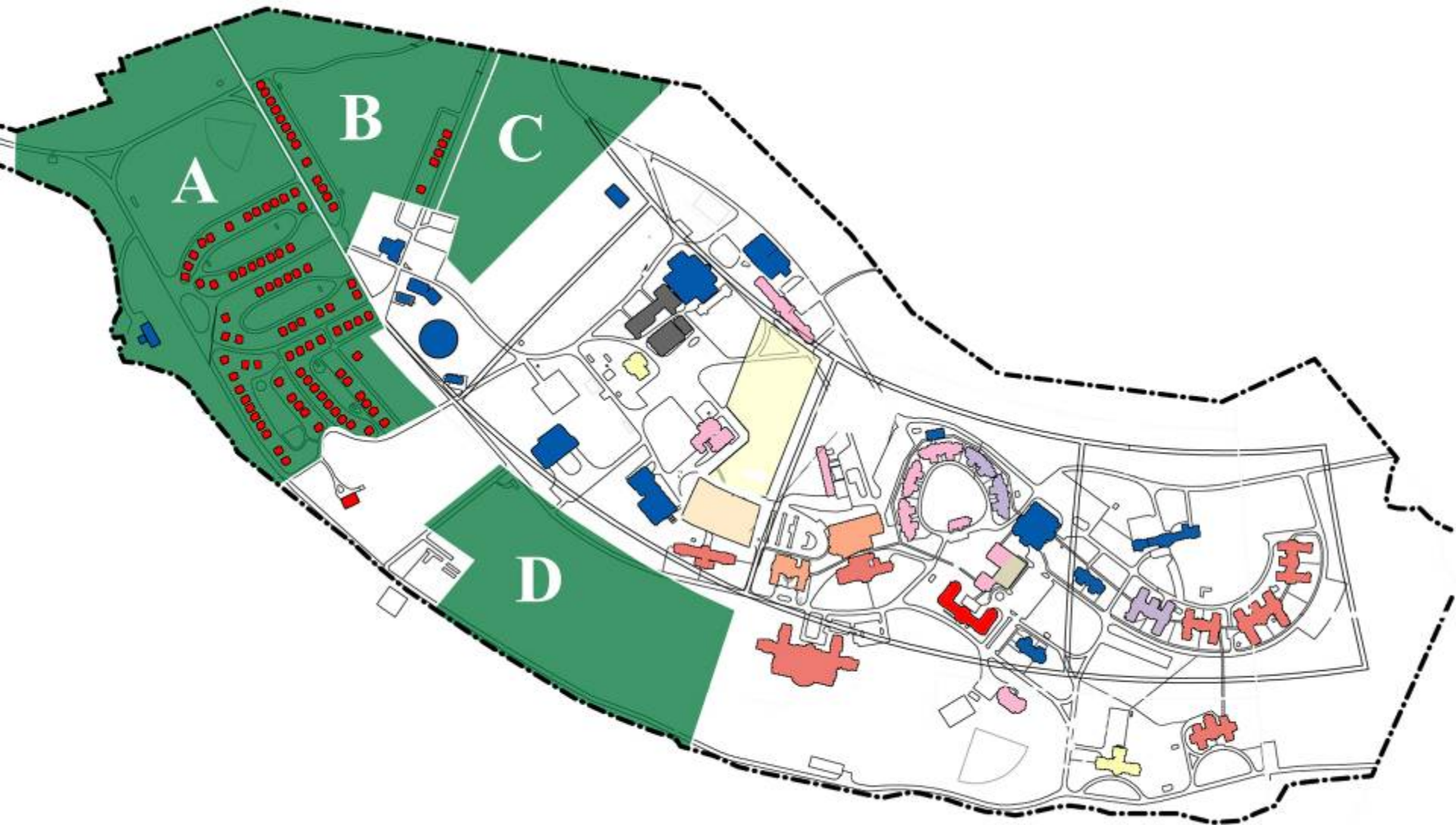
Option (BPO) 2 - Construct New Nursing Home East of Bldg 364; Create Master Plan and Reuse



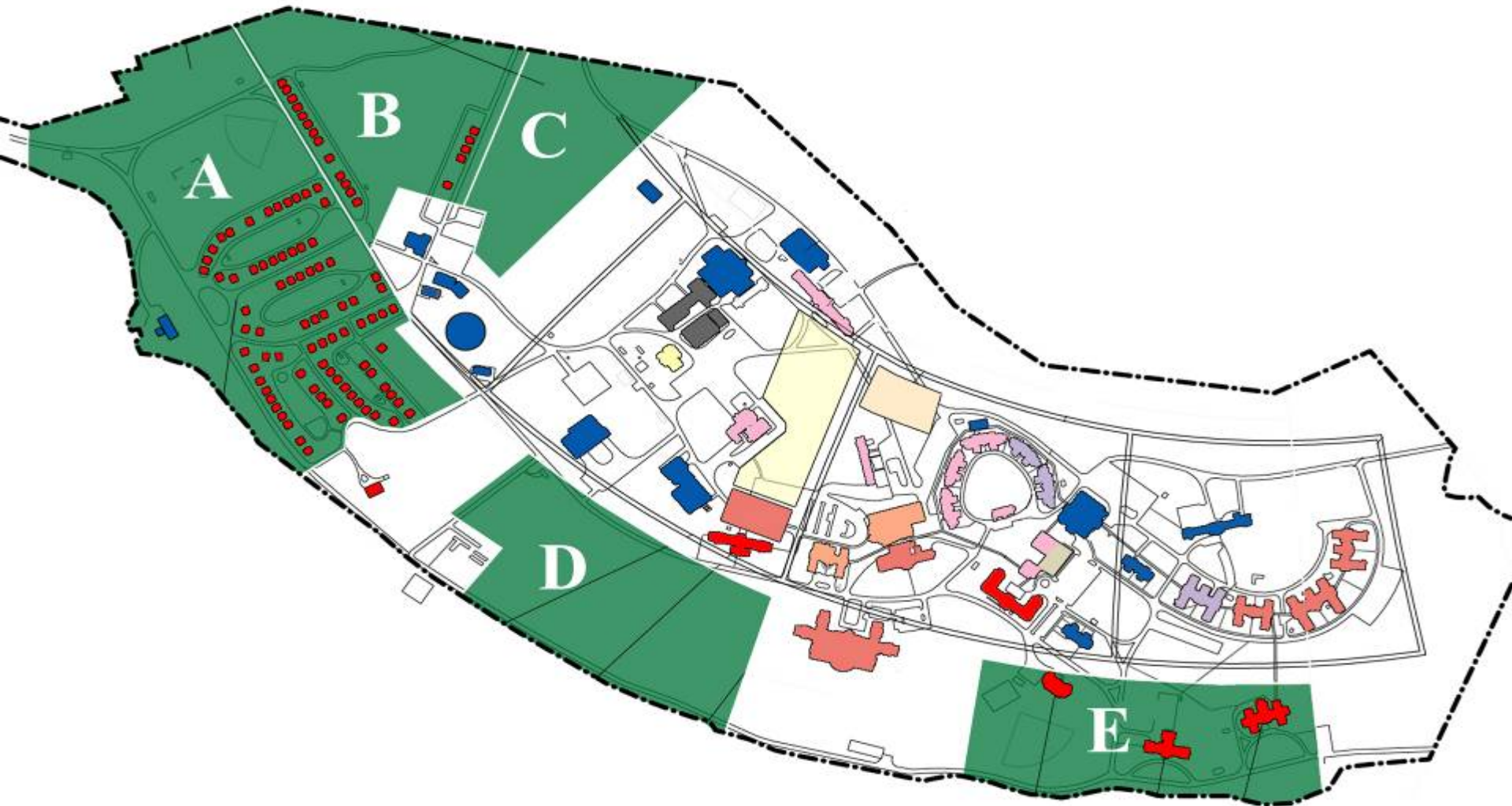
Option (BPO) 3 - Construct New Nursing Home Near Bldg 20H; Create Master Plan and Reuse



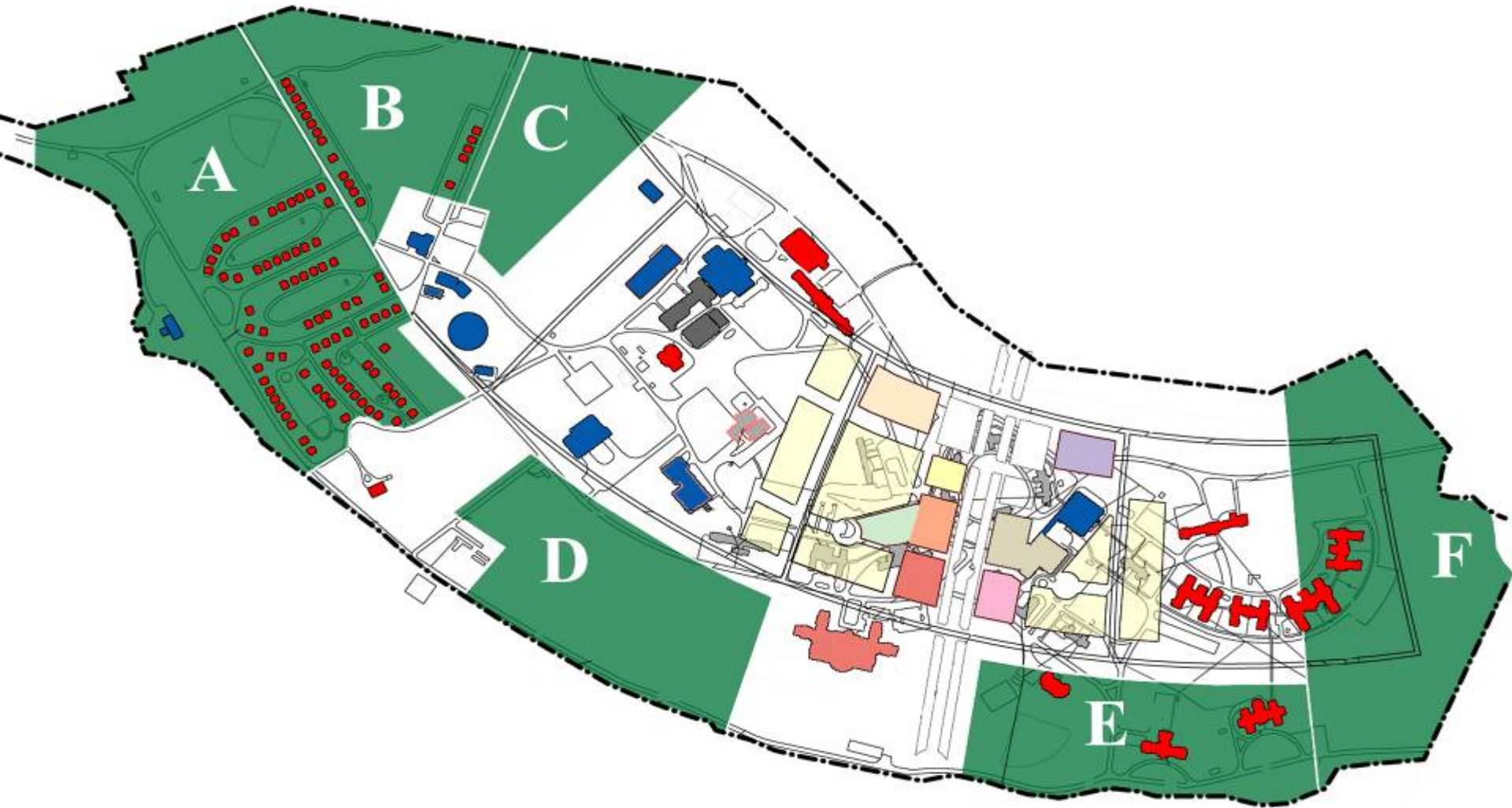
Option (BPO) 4 - Construct New Nursing Home Near Bldg 80; Create Master Plan and Reuse



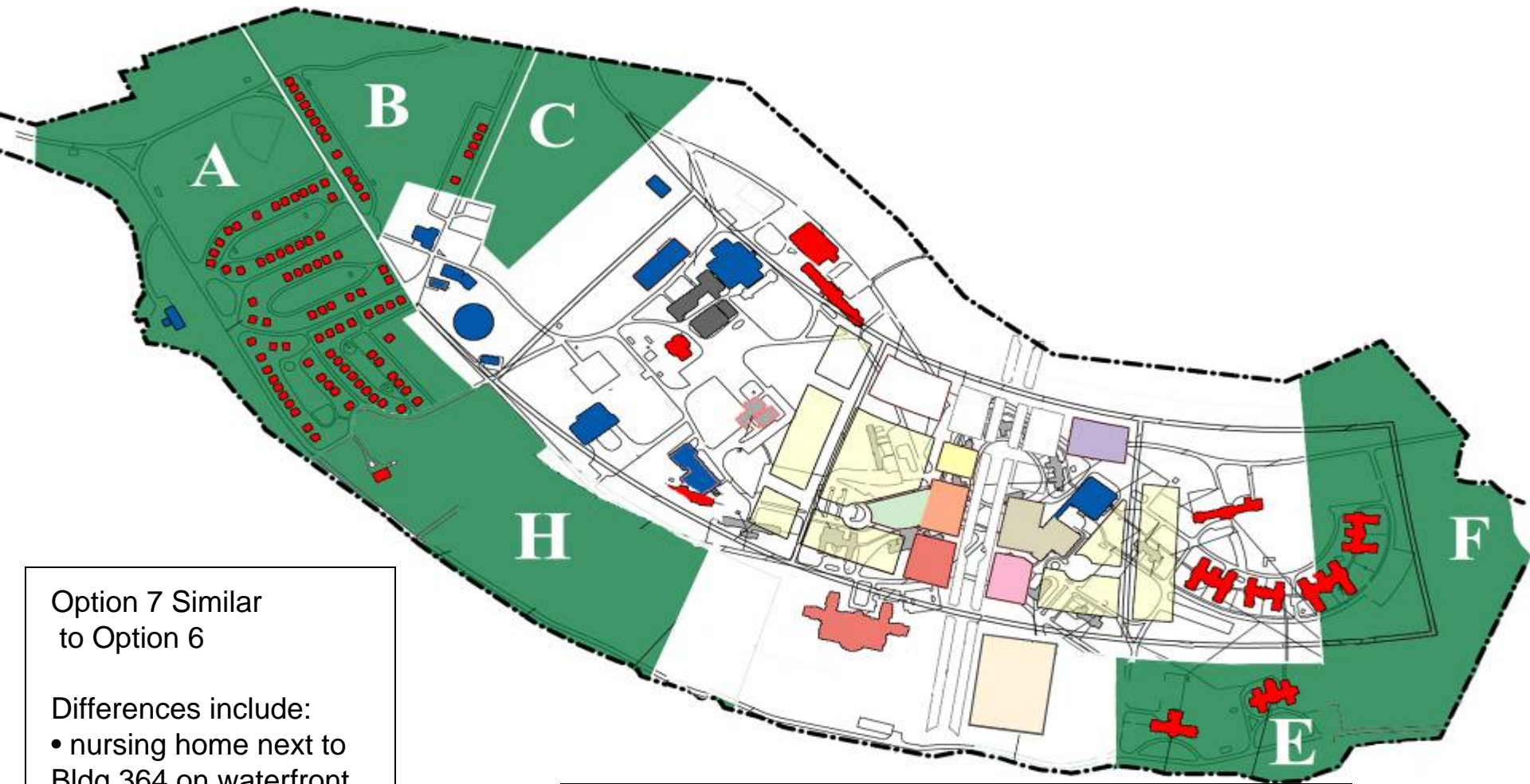
Option (BPO) 5 – Reduced Campus, Construct New Nursing Home and Behavioral Health Bldg; Create Master Plan & Reuse



Option (BPO) 6 - Consolidated Campus; New Nursing Home, Master Plan and Reuse



Option 7 – Proposed by LAP - Initial Version



Option 7 Similar to Option 6

Differences include:

- nursing home next to Bldg 364 on waterfront
- reuse parcel H which includes historic bldgs
- smaller reuse parcel E

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 8 – Proposed by LAP - Initial Version



Similar to Option 5

Differences include:

- nursing home next to Bldg 364 and behavioral health building on waterfront
- reuse parcel G which includes historic buildings
- resized reuse parcel E

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

Current Functional Site Plan

