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29. Phase I. High Level Reuse Potential
Analysis Report (May 24, 2005)



May 24, 2005

Mr. Ed Bradley
Contracting Officer's Technical Representative (COTR)
U.S. Department of Veterans Affairs
Acquisition Operations Services (049A3H)
810 Vermont Avenue
Room 765
Washington, DC 20420

Dear Mr. Bradley:

On behalf of the MicroTech Team, I am happy to provide the enclosed Phase 1. Reuse Potential Analysis Summary for Task Order number 3, of contract number 101-X50031 for Enhanced Use Lease Analysis. We have analyzed the Government Furnished Information (GFI) to provide the information contained within this report.

We look forward to our continued partnering with the U.S. Department of Veterans Affairs throughout this task order and in the future. I will be contacting you soon to discuss this document in detail. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Original Signed

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High Level Building Re-use Potential Assessment

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1.0 ASSESSING THE BUILDING RE-USE POTENTIAL

In order to assess re-use potential for the real property baseline, the following factors were assessed:

- Regulatory requirements that would be triggered by renovation or re-use- historic preservation, seismic, environmental remediation, building codes, etc.
- Current use and condition
- Flexibility of the building for future re-use, which took into consideration size and configuration of the building for other uses, floor plate, structure, age, previous modification, and current condition.

Data included GFI and site visit observations. After evaluation, the following categories were defined and evaluation of each building was performed.

2.0 GFI GAP ANALYSIS

Much of the Government Furnished Information (GFI) relating to West LA encumbrances (Leases, Permits, Enhanced Sharing Agreements, Title info, etc) were not provide in time to meet the deliverable deadline.

The other GFI material provided is generally adequate for this high-level review.

3.0 DEFINITION FOR THE TERMS

"High", "Medium", and "Low" potential for re- use of existing buildings

"High" potential for re-use will be defined as a building:

- In good condition, but not necessarily efficient or needed for its current use, thus ready for re-use
- Without known or potential redevelopment restrictions (such as requirements for compliance with historic preservation requirements, or need for seismic upgrades)
- With flexible, efficient configuration that can support several types of re-use

This category includes buildings in good to excellent condition that could easily be made ready for one or more uses with minimal investment.

"Medium" potential for re-use development will be defined as a building:

- In fair condition currently or less than effective for its present use due to age, configuration, size, deferred maintenance or previous alteration
- With known or potential redevelopment restrictions (such as requirements for compliance with historic preservation requirements, or need for seismic upgrades)
- Size and configuration provide some flexibility to accommodate different uses

This category includes buildings with typical redevelopment restrictions or requirements for repair and alteration that are commonly accommodated in re-use strategies with allowances for additional schedule and investment.

"Low" potential for re-use will be defined as a building:

- Effective in its current use and condition, thus not practical for re-use since current use is acceptable
- With many constraints to redevelopment, therefore it is not practical for re-use without significant investment
- Limited in potential to serve other uses because of inflexible, obsolete, or unusual configuration or size

This category includes buildings where re-use costs are extremely high or involve numerous unknown factors or where demolition might be a better choice than investment in re-use.

4.0 SUMMARY OF FINDINGS

- No buildings are classified with high potential for re-use.
- The majority of the buildings (88) are classified with a "Low" potential for re-use based on two categories of buildings. While this may seem startling, closer consideration of the portfolio illustrates the reasons. The findings reflect a portfolio of buildings that include some that are well-suited for the VA's operations (thus not suitable for re-use) and many that are historic, with seismic risk, relatively small, outdated or in fair condition, not unusual for a campus with the majority of buildings over 50 years of age.
- The low re-use designation also applies to many of the newer, larger buildings (26) that are effective in their current condition, thus re-use is not recommended. The remainder of those designated as lo- potential represent one or more of these characteristics: small in size, high or very high seismic risk, possibly historic, poor condition, and/or single purpose building now obsolete with little flexibility for re-use. This includes the Vet Garden greenhouse and lath house, the gatehouse, the residential buildings on the South Campus, and most of the small utility and engineering work buildings.

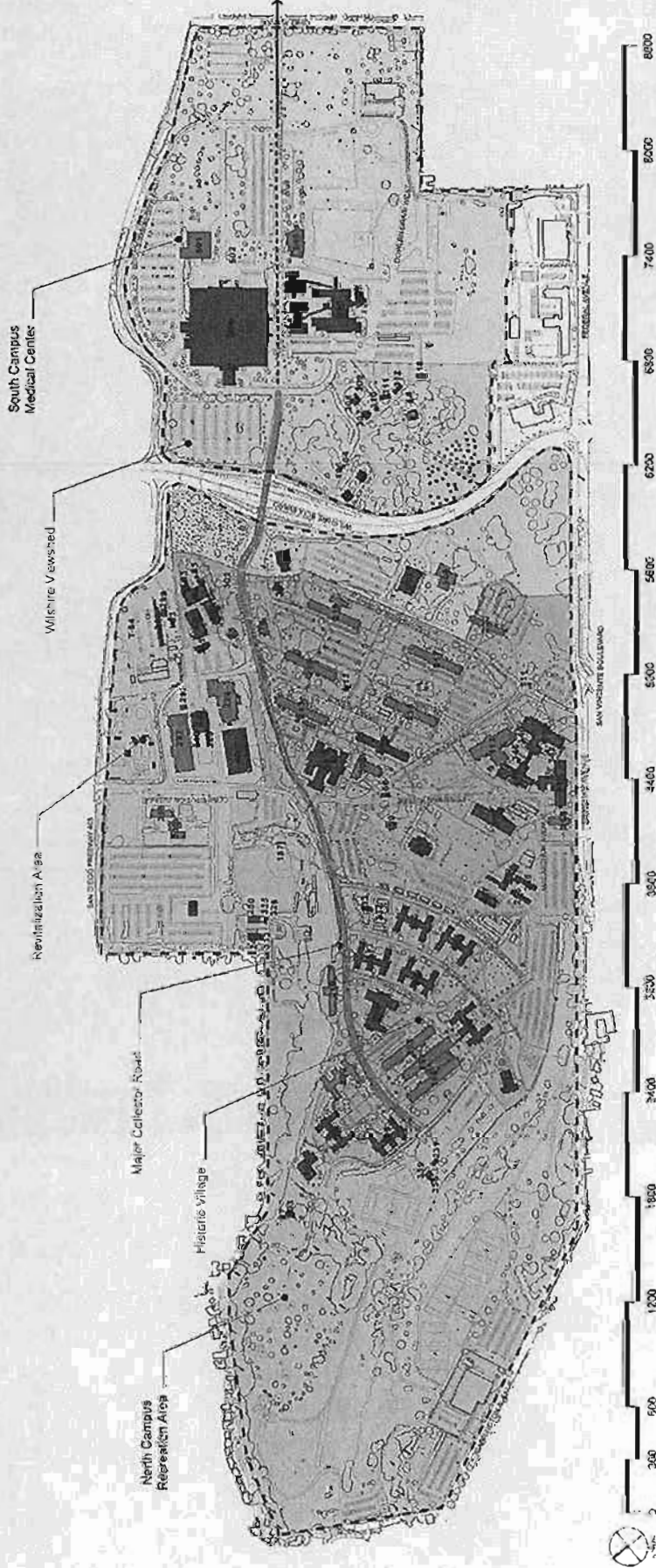


Those buildings identified with medium re-use potential are generally larger, more flexible configurations with a minimal number of identified risk factors. This category includes some of the buildings in the Brentwood Hospital district and the Wadsworth district as well as several other buildings on the North Campus.



Figure 4-1, Reuse Potential Map presents a graphical representation of the information discussed in this section. Figure 4-1, Reuse Potential Spreadsheet provides the data supporting this decision.

FIGURE 4-1, REUSE POTENTIAL MAP



**Department of
Veteran Affairs
West Los Angeles Campus**

Contract No. 101-X50031
Los Angeles, CA

Building Reuse Potential



REY MAP

May 2005

- PREPARED BY
- MICROTECH, LLC - Project Director
 - PATTON BOGGS, LLP - Architectural Firm
 - CBRE - Real Estate Services
 - GENSLER - Architects
 - EDAW, INC - Landscape Architecture and Design
 - CH2M, INC - Environmental Engineers and Scientists
 - APEX

FIGURE 4-2, REUSE POTENTIAL SPREADSHEET

Focus Area	Building Number	Building Name	Redevelopment potential - Historic/Cultural	Building Re-use potential (low, medium, high)
HV	12	Emergency Generators	N/A	Low-Limited Use
HV	13	Vacant	Medium	Low-Poor Condition
WV	14	Single Garage	Medium	Low-Effective Use
WV	20	Chapel	Medium	Low-Effective Use
WV	23	Governors House	Medium	Low-Effective Use
HV	33	Single Quarters	Medium	Medium
HV	44	Engr. Shops	Medium	Low-Limited Use, Condition
HV	46	Engr. Shops	Medium	Medium
HV	63	Maint. And Oper.	N/A	Low-Limited Use, Size
HV	66	News Stand/Trolley House	Medium	Low-Size
HV	83	Engr. Storage	Medium	Low-Limited Use, Size
WV	90	Duplex Quarters	Medium	Low-Effective Use
WV	91	Duplex Quarters	Medium	Low-Effective Use
NCR	97	Steel Water Tank	Medium	Low-Limited Use
WV	104	Two Car Garage	Medium	Low-Effective Use
WV	105	Three Car Garage	Medium	Low-Effective Use
HV	111	Gate House (West)	Medium	Low-Size
HV	113	Research	Medium	Medium
HV	114	Research	Medium	Low-Seismic
HV	115	Research	Medium	Low-Seismic
HV	116	New Directions	Medium	Low-Effective Use
HV	117	Research	Medium	Low-Seismic
HV	156	Vacant	Medium	Medium
HV	157	Vacant	Medium	Medium
HV	158	Brentwood Hospital	Medium	Medium
NCR	187	Baseball Clubhouse	Medium	Low-Effective Use
HV	199	Hoover Barracks	Medium	Medium
HV	205	Brentwood Hospital	Medium	Low-Seismic
HV	206	Brentwood Hospital	Medium	Low-Seismic
HV	207	Brentwood Hospital	Medium	Low-Seismic
HV	208	Brentwood Hospital	Medium	Low-Seismic
HV	209	Brentwood Hospital	Medium	Medium
HV	210	Brentwood Hospital	Medium	Medium
HV	211	Brentwood Theatre	Medium	Low-Effective Use

Focus Area	Building Number	Building Name	Relevel potential - Historic/Cultural	Building Re-use potential (low, medium, high)
HV	212	Dom. Prosthetics	Medium	Low-Seismic
HV	213	NHCU Pod. And Dialysis	Medium	Medium
HV	214	Domiciliary	Medium	Medium
HV	215	N.H.C.U.	Medium	Medium
HV	217	Domiciliary Office and Classroom	Medium	Medium
HV	218	Administration	Medium	Medium
HV	220	Dental Greco EEO Office	Medium	Medium
RV	222	Mail Out Pharm.	Medium	Low-Seismic
RV	224	Station Laundry	Medium	Medium
WV	226	Wadsworth Theatre	Medium	Low-Effective Use
NCR	231	Grounds Maintenance Equipment	Medium	Low-Limited Use
HV	232	Utility Building	Medium	Low-Limited Use
HV	233	Hazard Fluid	Medium	Low-Limited Use
HV	236	Police Station	Medium	Low-Seismic
NCR	249	Greenhouse	Medium	Low-Limited Use
NCR	250	Lath House	Medium	Low-Limited Use
HV	256	Brentwood Hospital	Medium	Low-Seismic
HV	257	Brentwood Hospital	Medium	Low-Seismic
HV	258	Brentwood Hospital	Medium	Low-Seismic
NCR	259	Comp. Work Therapy	Medium	Low-Seismic
HV	264	Day Treatment Hosp.	Medium	Medium
HV	265	Vacant	Medium	Low-Limited Use Poor Condition
HV	266	Supply Warehouse	Medium	Low-Limited Use Poor Condition
HV	267	Office Mech. Repair	Medium	Low-Limited Use Poor Condition
HV	278	Uniform Dry Clean	Medium	Medium
RV	295	Steam Plant	Medium	Low-Seismic
	296	chemical storage	Medium	Low-Limited Use, Size
RV	297	Supply Warehouse	Medium	Medium
RA	298	Residential TX Center	Medium	Medium-Surplus
	299	High Voltage Switchgear	Medium	Low-Limited Use
HV	300	Dietetic	Medium	Low-Seismic
HV	301	AFGE and Telephone	Medium	Low-Limited Use, Size

Focus Area	Building Number	Building Name	Redevelopment potential - Historic/Cultural	Building Re-use potential (low, medium, high)
HV	302	Underground Stor. Tank	Medium	Low-Limited Use
NCR	303	Elev. Water Storage Tank	Medium	Low-Limited Use
MC	304	Research / Med. Support	Medium	Low-Effective Use
HV	305	Engr. Transportation	Medium	Low-Limited Use, Condition
HV	306	Post Office and Canteen	Medium	Medium
WV	307	Single Quarters	Medium	Low-Effective Use
WV	308	Single Quarters	Medium	Low-Effective Use
WV	309	Two Car Garage	Medium	Low-Effective Use
WV	310	Two Car Garage	Medium	Low-Effective Use
WV	311	Modular Home #1	Medium	Low-Limited Use
WV	312	Modular Home #2	Medium	Low-Limited Use
RV	315	Storage/Engr. Shops	Medium	Low-Limited Use, Condition
WV	318	Modular Home #3	High	Low-Limited Use
RV	319	Supply Storage	Medium	Low-Limited Use, Condition
RV	320	Supply Shed	Medium	Low-Limited Use, Condition
NCR	325	Restrooms	N/A	Low-Limited Use
NCR	326	Horticultural Office	Medium	Low-Limited Use
NCR	327	Restrooms	N/A	Low-Limited Use
NCR	329	Golf Club House	Medium	Low-Limited Use
NCR	330	Nursery Garden	Medium	Low-Limited Use
NCR	332	Storage	Medium	Low-Limited Use
NCR	333	Tool Shed	Medium	Low-Limited Use
NCR	336	Restrooms	N/A	Low-Limited Use
HV	337	Animal Housing Rsch.	High	Low-Seismic
NCR	339	Bandshell	Medium	Low-Limited Use, Condition
HV	340	Radiation Waste	Medium	Low-Limited Use
HV	342	Storage - Waste Flammable	Medium	Low-Limited Use
MC	345	Neutron Therapy Fac.	Medium	Low-Effective Use
HV	346	Waste Storage	Medium	Low-Limited Use
MC	500	Wadsworth Hospital	Medium	Low-Effective Use and Seismic
MC	501	Mechanical HVAC	High	Medium
MC	502	Oxygen Storage Pad	N/A	Low-Limited Use
RA	505	Paint Shop	High	Medium
WV	506	District Counsel	Medium	Medium
MC	507	Magnetic Resonance Imaging	High	Low-Effective Use

Focus Area	Building Number	Building Name	Redevelopment potential - Historic/Cultural	Building Re-use potential (low, medium, high)
RV	508	New Station Laundry	High	Low-Effective Use
RA	509	Recycling Center	High	Low-Limited Use
RV	510	Transportation	High	
	511	Storage	High	
NCR		Brentwood School Sharing Agreement	N/A	Low-Limited Use
NCR		Brentwood C of C Lease	N/A	Low-Effective Use
NCR		Post Office Lease	N/A	Low-Limited Use
NCR		Brentwood Park Lease	N/A	Low-Effective Use
NCR		Open Space - Japanese Garden; Waterfall and Pool	N/A	Low-Effective Use
NCR		Open Space	N/A	Low-Effective Use
NCR		Brentwood Park Lease	N/A	Low-Effective Use
RA		Oil Lease	N/A	Low-Limited Use
RV		Oil Lease	N/A	Low-Limited Use
MC				
MC		Red Cross	High	Medium
		Air Force Property	N/A	N/A
		U.S. Army Property	N/A	N/A
		California National Guard Property	N/A	N/A

NOTE

5.0 RE-USE STRATEGIES

During the assessment of the re-use potential of the individual buildings, some strategies for re-use of the campus were developed. These assumptions should be blended with other strategies and options for further development.

Five areas of the campus were identified and analyzed for re-use potential based on building assessment.

- **North Campus Recreation Area.** A zone with low density of development and few structures supporting uses such as athletics, recreation, gardening, educational, and therapeutic activities. No specific buildings were identified for re-use.

Potential Uses—very low density of development. Buildings for recreation, gardening, educational, cultural, therapeutic purposes are suitable.

- **Revitalization Area.** This zone supports many engineering, transportation, utilities, works, sheds, garages, and other operational and “back of the house” activities of the campus. Redevelopment with like and compatible functions with improved efficiency makes sense in this area. Goals for Revitalization of this area will likely include an emphasis on ‘greening’ or measures aimed at restoring and reclaiming the environmental health of the zone to render the area more compatible with the overall campus. Dual or multi use potential of redevelopment area will be emphasized, to provide maximum benefit to Veterans and the surrounding community.

Potential Uses—Public works, shops, maintenance, recycling, transportation and garages, somewhat light industrial in nature. Use may include those uses which are compatible with existing uses, and/or those uses which would constitute a ‘cleanup’ or lessening of the environmental impact:

- Laundry
 - Hospitality / Hotel
 - Recycling center—“e-cycling”, greening of VA type programs
 - Light manufacturing related to VA activities or rehab programs
 - Materials handling
 - Mail distribution center
 - Regional kitchen
 - Transportation center for Getty / other users
 - Transportation center/ structured parking for VA and other users (UCLA, local commuters)
 - Relocation of cemetery use and/or engineering/ sheds here and free up land adjacent to the cemetery for burial use
 - Consolidation of VA activities into a more efficient layout to free land up for other uses
- **Historic Village.** This zone includes two historic districts and was once the center of the VA campus. The area also includes several vacant and underused buildings and

parcels among and between the historic districts. Redevelopment and renovation would enhance the use and appearance of these historic assets. Redevelopment activities for renovation of existing buildings and development of new buildings should respect the historic fabric. The current uses could be consolidated over time to concentrate like uses for the convenience of veterans, employees, visitors, and other users. Site goals include and overall reduction in the amount of paved area, an increase in the amount of landscaped area and improved overall utilization of the area as a vital, functioning heart of the campus. Dual or multi use potential of redevelopment area will be emphasized, to provide maximum benefit to Veterans and the surrounding community. Focus on cultural, educational and events opportunities.

Potential Uses—Veterans, services and clinics, housing of all types, research, office and administration, with appropriate convenience retail, community and amenities to support the majority uses and create a high level of activity.

- Conference Center (Bldg 220 with use of Wadsworth Theatre),
- CA Vets Nursing Home
- Housing for vets and others (nursing, assisted living, transitional)
- VA patient clinics – consolidation in a common area
- Hospitality / Hotel
- Lease to other groups that service vets and others
- VA Research -consolidation in a common area
- Lease research space to others
- Campus wide amenities—consistent with existing PO, store, historic trolley stop, proposed retail / community/ commercial such as farmer's market, cultural facilities, elder care, day care, education, etc.

- **Wilshire Viewshed.** This area includes the strips of land that surround Wilshire Boulevard as it travels East/West across the campus. This area is noted for its park-like atmosphere and have only a few buildings. Only three buildings are identified as having a “medium” rating for reuse. All other buildings within this area are rated “low” for reuse potential.

Potential Uses—very low density of development. Buildings for recreation, gardening, educational, cultural, therapeutic purposes are suitable.

- **South Campus Medical Center.** The south campus has emerged as the center of medical activities and this should be strengthened.

Potential Uses—Medical center and supporting uses

- Doctor's offices
- Additional Clinics
- Medical supplies
- Pharmacy