

West Los Angeles budget, revenues
& expenditures

Request 7: Copies of all current land
agreements

Memorandum of Understanding

45. Memorandum of Understanding
between Greater Los Angeles Healthcare
System and California Department of
Veterans Affairs (CDVA) for the purpose of
allowing CDVA to construct a State Veterans
Home (May 28, 2004)

MEMORANDUM OF UNDERSTANDING
BETWEEN THE GREATER LOS ANGELES HEALTHCARE SYSTEM OF THE
UNITED STATES DEPARTMENT OF VETEANS AFFAIRS
AND THE CALIFORNIA DEPARTMENT OF VETERANS AFFAIRS

I. PURPOSE

- A. This Memorandum of Understanding (MOU) is entered into between the California Department of Veterans Affairs (CDVA) and the Greater Los Angeles Healthcare System (GLAHS) of the United States Department of Veterans Affairs (USDVA), for the purpose of:
1. Facilitating a transfer, in a separate document, of approximately 10 acres that the Secretary must determine to be excess to USDVA's needs at the GLAHS campus in West Los Angeles for the purpose of allowing CDVA to construct a State Home as defined by Title 38, United States Code (U.S.C.) Section 101 (19), on said property to provide nursing home care, domiciliary care, and/or adult day health care to veterans and their spouses in the greater Los Angeles area. Such transfer would require the approval of the Secretary of Veterans Affairs and would be subject to the terms of section 8122(a)(3) of Title 38, U.S.C.
 2. Entering into a mutually beneficial, continuing, cooperative relationship that will enhance the ability of both parties to provide care to veterans and their spouses in the greater Los Angeles area.
- B. WHEREAS, the CDVA has applied for a construction grant from USDVA to construct a State Home in the Greater Los Angeles area to provide quality nursing home care, domiciliary care, and/or adult day health care to the veterans and their spouses in the Greater Los Angeles area; and
- C. WHEREAS, the construction of this State Home would be consistent with the Final Report of the Governor's Blue Ribbon Task Force on Veterans Homes and the intent of the California Legislature in the Statute of 2002, Chapter 216 and 217; and
- D. WHEREAS, the location of the State Home that the CDVA hopes to construct on the GLAHS campus would significantly improve the veteran residents' access to and the availability of necessary inpatient hospitalization and needed medical specialty services while potentially lowering the cost of these services to both the State and the veterans; and
- E. WHEREAS, the parties hope that this State Home will be located on the existing GLAHS campus so that the State can provide nursing home care, domiciliary care, and/or adult day health care and reduced operating costs through sharing/service agreements contemplated by this Memorandum for clinical and support programs already existent at the GLAHS campus; and
- F. WHEREAS, GLAHS applauds the efforts of the CDVA to enhance the GLAHS campus and welcomes entering into sharing/services agreements that will be beneficial to both parties hereto and the veterans they serve and which will potentially result in cost savings to both parties,

II. NOW THEREFORE, in consideration of the benefits to the parties to this Memorandum, the CDVA and the GLAHS enter into this MOU and hereby agree as follows:

- A. The GLAHS and the State agree to negotiate in good faith to identify land on the GLAHS campus, which is appropriate for the construction and operation of a State Home. The attached Exhibit A identifies the lands that the parties currently propose be transferred to the State. The actual transfer of said property must be consummated by separate transfer documents executed by the USDVA Secretary of Veterans Affairs and the State. The State recognizes that title to the property would be conveyed through a quitclaim deed subject to a reverter clause as is required pursuant to the provisions of Title 38, U.S.C. Section 8122 (a)(3)(B)(ii).
- B. Upon completion of the transfer of property, the CDVA agrees to diligently pursue the construction on said property of a State Home as authorized in California Statutes of 2002, Chapters 216 and 217.
- C. Prior to completion of the construction of a State Home, the CDVA and the GLAHS would develop a mutually beneficial, continuing, and cooperative relationship designed to benefit the operation of the State Home, the operation of the Greater Los Angeles Healthcare System and, ultimately, the veterans of the State of California.
- D. The CDVA and the GLAHS also contemplate negotiating certain sharing agreements which would permit the sharing of resources and services for the purpose of providing additional benefits to the veterans residing in the State Home, the GLAHS, and the CDVA in terms of improved quality of care and/or overall cost savings, provided all of the following criteria are met:
 1. The resources or services to be shared can be reasonably expected to provide the veterans and their spouses residing in the home and/or the parties to the agreement with tangible benefits in terms of improved quality of care and/or overall cost savings; and
 2. The resources or services to be shared and defined in a written Service Agreement Contract are such that the providing partner can meet the documented and agreed upon performance standards; and
 3. The resources or services to be shared will be provided by the providing party at its cost plus an administrative fee to be negotiated between the parties for each individual sharing/service agreement entered into pursuant to this agreement.
- E. An evaluation by the parties of the effectiveness and overall benefit of the continuing relationship between CDVA and the GLAHS will be based upon the effectiveness of the entire relationship taken as a whole rather than upon the value of any particular sharing/service agreement entered into pursuant to this agreement.

III. OPERATION AND UTILIZATION

Upon completion of the construction of the State Home, the State intends to apply for USDVA's recognition of the State Home in order to receive per diem payments from USDVA. To obtain recognition, the State Home must meet the VA standards for the level of care to be provided. In addition, the parties agree that:

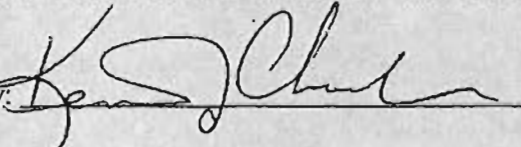
- A. The State Home shall be available for use by qualified veterans and their spouses as defined in the California Military and Veterans Code subject to the following:
 1. The veteran bed occupancy requirement, which provides that not more than 25 percent of the bed occupancy at any one time may consist of residents who are not receiving such level of care as veterans. 38 U.S.C. § 8135(4).
 2. The nonveterans bed occupancy requirement, which generally provides that the nonveterans who reside in a State home may only be spouses or former spouses of veterans or Gold Star parents. For nursing home care, this requirement is at Title 38, Code of Federal Regulations, Section 52.210. For domiciliary care, this requirement is at VHA Manual M-5, Part VIII, Paragraph 1.04b.
- B. The GLAHS and the CDVA intend to enter into sharing agreements meeting the criteria set forth in Section II, paragraph D. Among the areas to be considered for sharing agreements are: parking and shuttle services; supply support, distribution, and warehousing; pharmacy; laundry; site and building maintenance; information technology and telecommunications; primary and specialty physician services; professional support services including laboratory and radiology; and food preparation and distribution.

IV. GENERAL TERMS AND CONDITIONS

- A. This MOU can be amended, modified, or superseded if mutually agreed upon by both parties. All amendments, additions, deletions, and/or changes shall be made only in writing and signed by the signatories.
- B. This MOU shall be effective beginning on the date of execution by the parties and shall remain in effect until the earliest of (1) ten years from the date of the execution of this MOU; (2) title to the land is transferred and the initially agreed upon sharing agreements are in place; or (3) this MOU is terminated by the either party by written notice to the other.
- C. Each party will review the MOU annually to determine its currency, adequacy and continuing need. Not later than sixty (60) days before the expiration of this MOU the parties will review and determine whether it should be renewed.
- D. This MOU represents and contains the understanding among the parties with respect to the subject matter of this MOU, and this document supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions between the CDVA and the GLAHS.

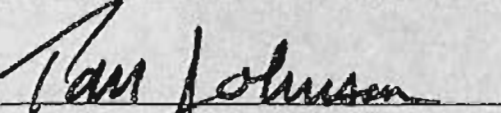
IN WITNESS WHEREOF, DEPARTMENT OF VETERANS AFFAIRS, and
CALIFORNIA DEPARTMENT OF VETERANS AFFAIRS have executed this
Memorandum of Understanding on May 28, 2004.

UNITED STATES DEPARTMENT OF VETERANS AFFAIRS

By: 

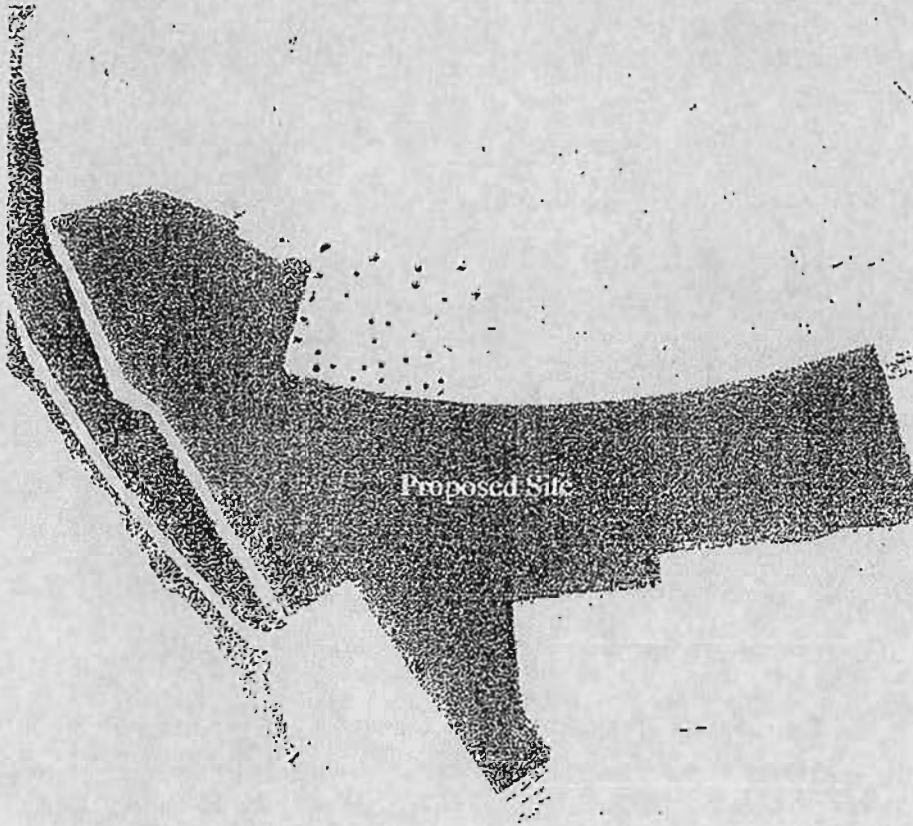
Kenneth J. Clark, FACHE
Director,
VA Desert Pacific Healthcare Network

CALIFORNIA DEPARTMENT OF VETERANS AFFAIRS

By: 

Tom Johnson, FACHE
Secretary

Exhibit A
Proposed Site





DEC 9 - 2003

DEPARTMENT OF VETERANS AFFAIRS
Veterans Health Administration
Washington DC 20420

Mr. Leon Tuttle
Interim Secretary
California Department of Veterans Affairs
1227 O Street, Room 300
Sacramento, CA 96814

In Reply Refer To:

Dear Secretary Tuttle:

I am pleased to advise you that the U. S. Department of Veterans Affairs (VA) may participate in a grant to construct a new 500-bed nursing home care facility at the Greater Los Angeles State Veterans Home in West Los Angeles and new 60-bed domiciliary/50 participant adult day health care facilities in Lancaster and Ventura, California (FAI 06-044). The funds for this project have been set aside and will remain available until September 30, 2003. This commitment letter rescinds and replaces VA's partial funding letter, dated February 12, 2003, regarding this project.

Prior to this year, VA has informed States that all requirements for a grant must be met prior to the end of the fiscal year but did not specify a deadline for submission of final grant requirements. Due to the increased number of State home projects for which funds are available, the time for VA to complete technical, financial and legal reviews of State submissions for a grant award has also increased. Therefore, all of the Federal requirements must be received at VA by July 15, 2003, in order to qualify for a grant award in FY 2003. If all requirements cannot be met by this deadline, the State may request a conditional approval for that project. Requirements for a conditional approval are outlined in Title 38, Code of Federal Regulations (CFR), Part 59.70.

We ask that you develop a milestone schedule for completing the necessary requirements for these projects. By the 15th of each month, please update the schedules and e-mail or fax the updates to Mr. Frank Salvias, Chief, State Home Construction Grant Program. The requirements regarding this program may be found in 38 CFR 59, as published in the Federal Register on June 26, 2001. All grant forms that are noted in the revised regulation are available on the Internet at <http://www.va.gov/homes/> and <http://www.va.gov/forms/medical/searchlist.asp>.

Enclosed is a copy of the updated Checklist of Major Requirements for State Home Construction/Acquisition Grants (VA Form 10-0388C) for this project. The checklist identifies the remaining requirements that must be met prior to receiving grant approval. The State should pay particular attention to the Needs Assessment (A.5.), the 5-year capital plan for the State's entire State Home Program (A.12.), and the financial plan for the State facility's first three years of operation (A.13.). These requirements are further outlined in the Initial Application, VA Form 10-0388. The State should continue to work on the application requirements as outlined in the checklist and further defined in VA

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Page 2

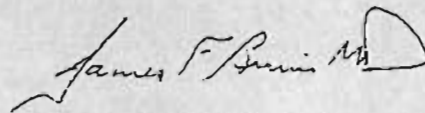
Secretary Tuttle:

Form 10-0388a. Every item must be addressed by the State in order to meet the grant requirements. When the State has met all the application requirements, the State official should certify VA Forms 10-0388 and 10-0388a and submit them to VA.

When a State participates in a VA Construction or Per Diem Grant Program, there is agreement that the facilities will be operated and maintained in accordance with VA standards of care. VA needs to be assured that the existing State facilities are meeting VA standards of care. Once VA has formally recognized a newly constructed facility, the VA medical center (VAMC) of jurisdiction conducts an annual and follow-up quality of care surveys. In preparation for approval of this grant, VA needs to have State assurance that all recognized State Veterans Homes are complying with VA standards of care. The VA will review all noted survey deficiencies and subsequent plans of correction for each home within the State. VA requires that all quality of care issues be identified and acceptable plans of correction in place to resolve those issues.

If you or your staff have any questions, please feel free to contact Mr. Salvas at [REDACTED], or Ms. Jackie Bean at [REDACTED]. Their e-mail addresses are: [REDACTED]@hq.med.va.gov and [REDACTED]@hq.med.va.gov or send a FAX to [REDACTED].

Sincerely,



James F. Burris, M.D.
Chief Consultant
Geriatrics & Extended Care
Strategic Healthcare Group

Enclosure

45-1



CHECKLIST OF MAJOR REQUIREMENTS FOR STATE HOME CONSTRUCTION/ACQUISITION GRANTS

Unless otherwise indicated, all correspondence should be sent to the Chief Consultant, Geriatrics and Extended Care Strategic Healthcare Group (114) accompanied by original and one copy.

Table with 4 columns: LOCATION, DESCRIPTION, DATE/TIME RECEIVED, TYPE. Row 1: LA Complex, 620-Bed NHC/DOM, 4/14/02, CONSTRUCTION (checked), ACQ (unchecked).

A. INITIAL APPLICATION PHASE (Deadline is APRIL 15 each year for receipt)

Table with 2 columns: Requirement description, Status/Date. Rows include: 1. FORM SF 424, 424c, 424d (Approved 3/20/02), 2. GOVERNOR'S DESIGNATION OF AUTHORIZED STATE OFFICIAL AND CONTACT PERSON (George H. Andries), 3. DOCUMENTATION THAT THERE IS A REASONABLE BASIS TO CONCLUDE THAT THE FACILITY WHEN COMPLETE WILL BE FULLY OCCUPIED (4/10/03), 4. APPLICANT'S RECOMMENDATION AS TO THE PRIORITY, ANY SUBPRIORITY, AND ANY FURTHER (1,3), 5. NEEDS ASSESSMENT (6/5/03), 6. COST ESTIMATE (VA Portion at time of initial application) (\$ 54,803,698), 7. SINGLE POINT OR CONTACT (State clearinghouse comments E.O. 12372) (unchecked), 8. STATE APPLICATION IDENTIFIER NUMBER (if applicable) (80.30.300), 9. STATEMENT REGARDING THE TOTAL NUMBER OF STATE-OPERATED NURSING HOME AND DOMICILIARY (unchecked), 10. SCHEMATICS FOR THE PROPOSED PROJECT (unchecked), 11. SPACE PROGRAM ANALYSIS (65% (8/29/02), 12. FIVE-YEAR CAPITAL PLAN FOR STATE'S ENTIRE STATE HOME PROGRAM (4/10/02), 13. FINANCIAL PLAN FOR STATE FACILITY'S FIRST THREE YEARS OF OPERATION (unchecked), 14. AUTHORIZED STATE OFFICIAL'S CERTIFICATION THAT THE NUMBER OF STATE HOME BEDS DO NOT EXCEED THE REQUIREMENT IN 59.40 (4/10/02), 15. JUSTIFICATION FOR NUMBER OF STATE HOME BEDS EXCEEDING 59.40 BASED ON TRAVEL DISTANCE (59.40(B)) (N/A), 16. FEDERAL APPLICATION IDENTIFIER (FAI) NUMBER (TO BE ASSIGNED BY VA) (FAI 06-044).

B. APPLICATION PHASE (VARIOUS REQUIREMENTS & RECOMMENDED DEADLINES)

Table with 2 columns: Requirement description, Status/Date. Rows include: 1. THE FOLLOWING IS REQUIRED BY LAW AUGUST 15 EACH FISCAL YEAR FOR CONSIDERATION FOR PRIORITY GROUP 1 OF THE PRIORITY LIST OF PENDING APPLICATIONS: (A) UPDATED FORM SF 424, 424C, 424D (includes description and scope of project) (Resubmit), (1) ESTIMATE FOR EQUIPMENT NOT INCLUDED IN THE CONSTRUCTION CONTRACT (NOT TO EXCEED 10 PERCENT OF THE CONSTRUCTION COSTS), (2) CONTINGENCY ESTIMATE (NOT TO EXCEED 5 PERCENT OF THE ESTIMATED COSTS OF PROJECT FOR NEW CONSTRUCTION OR 8 PERCENT FOR REMODELING PROJECTS), (B) STATE AUTHORIZATION FOR THE PROJECT (COPY OF THE LEGISLATION) (A.B. 2559), (C) STATE MATCHING FUNDS (TO BE RANKED IN PRIORITY GROUP 1, VA MUST HAVE ON FILE, BY AUGUST 15, A COPY OF THE ACT APPROPRIATING THE STATE FUNDS AND CERTIFICATION FROM AN AUTHORIZED STATE BUDGET OFFICIAL THAT THE FUNDS ARE AVAILABLE, HOW LONG THE FUNDS WILL REMAIN AVAILABLE, AND THAT NO FURTHER ACTION IS REQUIRED BY THE STATE TO MAKE SUCH FUNDS AVAILABLE) (8/14/02), 2. IF YOU ARE NOTIFIED THAT FEDERAL FUNDS ARE AVAILABLE, IT IS RECOMMENDED THESE ITEMS BE SUBMITTED (2/22/03), (A) A SCHEDULE OF WHEN EACH OF THE REMAINING REQUIREMENTS WILL BE MET (unchecked), (B) PHASE I ENVIRONMENTAL SURVEY: SITE PLAN/MAP, SITE SURVEY, AND SOIL INVESTIGATION (IF APPLICABLE) (unchecked), (C) PHASE II ENVIRONMENTAL ASSESSMENT (IF OUTSIDE CONSTRUCTION EXCEEDS 75,000 GROSS SQUARE FEET) OR A STATEMENT FROM AUTHORIZED STATE OFFICIAL THAT OUTSIDE CONSTRUCT DOES NOT EXCEED 75,000 GSF AND DETERMINATION OF CATEGORICAL EXCLUSION (CE) (App. unchecked), (D) LETTER FROM STATE HISTORICAL PRESERVATION OFFICER AND SUBSEQUENT CLEARANCE FROM VA HISTORICAL PRESERVATION OFFICER (App. unchecked), 3. IF FEDERAL FUNDS ARE AVAILABLE FOR YOUR PROJECT, THE FOLLOWING SHOULD BE SUBMITTED BY DECEMBER 31 BUT RECOMMENDED NO LATER THAN FEBRUARY 28. DESIGN DEVELOPMENT DRAWINGS AND SPECIFICATIONS (35 PERCENT). (ONE SET OF SEPIAS, 8 PRINTS, AND 8 COPIES OF SPECIFICATIONS). PLEASE SEND DIRECTLY TO THE OFFICE OF CONSTRUCTION MANAGEMENT, FACILITY QUALITY SERVICE (181A), WITH A COPY OF THE TRANSMITTAL LETTER TO THE CHIEF, STATE HOME CONSTRUCTION PROGRAM(114). (A DESIGN DEVELOPMENT CONFERENCE AT VA CENTRAL OFFICE OR A TELECONFERENCE IS/MAY BE RECOMMENDED APPROXIMATELY FOUR(4) WEEKS AFTER SUBMISSION OF YOUR DESIGN DEVELOPMENT DRAWINGS AND SPECIFICATIONS) (unchecked), THE FOLLOWING CERTIFICATIONS FROM THE AUTHORIZE STATE OFFICIAL MUST BE SUBMITTED TO VA AS PART OF THE APPLICATION, PREFERABLY BY MARCH 15 OF EACH YEAR: (A) COMPLIANCE REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS FOR PRIMARY COVERED TRANSACTIONS.(VA Form 10-0148c) (unchecked), (B) COMPLIANCE WITH DRUG-FREE WORKPLACE (VA Form 10-0143) (unchecked), (C) COMPLIANCE WITH LOBBYING ACT(VA Form 10-0144) (unchecked).

Handwritten initials/signature

6. IF THE ABOVE REQUIREMENTS ARE/WILL BE SUBSTANTIALLY MET BY SEPTEMBER 15, AND FEDERAL FUNDS ARE AVAILABLE, THAN A CONDITIONAL APPROVAL MAY BE PROVIDED AND FUNDS OBLIGATED FOR THE PROJECT. HOWEVER, A WRITTEN REQUEST FOR CONDITIONAL APPROVAL MUST BE SUBMITTED TO VA NO LATER THAN AUGUST 15. IF THE STATE MET ALL REQUIREMENTS, THEN A FINAL GRANT MAY BE AWARDED.

IF CONDITIONAL APPROVAL IS GRANTED, THE FOLLOWING ITEMS ARE REQUIRED WITHIN 180 DAYS FROM THE DATE OF CONDITIONAL APPROVAL (Sec. 403 OF PUBLIC LAW 102-585) OR THE FUNDS, BY LAW, WILL BE DEOBLIGATED FOR YOUR PROJECT.

(A) FINAL DRAWINGS AND SPECIFICATIONS (100 PERCENT) ONE LABELED SET OF MICROFICHE APERTURE CARDS, MICROFILM, OR COMPACT DISC/READ ONLY MEMORY (CDROM) COMPACT LASER DISC.

App.

(B) ADVERTISE FOR BIDS
(C) BID TABULATIONS

(D) CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION FROM CONTRACTOR(S) (VA Form 10-0148a)

(E) REVISED BUDGET PAGE (SF 424C) BASED ON BIDS (2 COPIES)

Rcvd App.

(F) FINAL APPLICATION - SF 424, BASED ON BIDS AND CONSISTENT WITH SF 424C

Rcvd App.

(G) CERTIFICATION OF COMPLIANCE WITH FEDERAL REGULATIONS (VA Form 10-0148d)

(H) THREE (3) SIGNED COPIES OF MEMORANDUM OF AGREEMENT

(I) REASONABLE ASSURANCE OF TITLE TO STATE HOME

8. OBLIGATION OF FEDERAL FUNDS
GRANT AWARD

C. POST GRANT AWARD

1. EQUIPMENT LIST (PRIOR TO COMPLETION OF CONSTRUCTION)

App.

2. CLAIM(S) FOR PAYMENT (SF 271, OUTLAY REPORT AND REQUEST FOR REIMBURSEMENT FOR CONSTRUCTION)

3. FINAL GRANT INSPECTION (MUST BE REQUEST BY STATE OFFICIAL IN WRITING PRIOR TO COMPLETION OF CONSTRUCTION).

4. SINGLE AUDIT ACT OF 1984; STATE RESPONSIBLE FOR AUDIT

App.

RESOLUTION OF AUDIT FINDINGS (IF APPLICABLE)

CLOSE OUT GRANT.

Department of
Veterans Affairs

Memorandum

Date: November 4, 2004
From: Office of Facilities Management, Facilities Quality Service (181A)
Subj: State Home Construction Grant Program: Review Comments

State Home Location: Los Angeles County, CA

Project Title: Greater LA County Complex FAI # 06-044
400-Bed NHC/120-Bed DOM

To: Chief, State Home Construction Grant Program (114)

1. Type of Review:

- | | |
|---|---|
| <input type="checkbox"/> Initial Application | <input type="checkbox"/> Final Application |
| <input type="checkbox"/> Schematics | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Space Program (65 % allowed) | <input type="checkbox"/> A/E Response to VA Comments |
| <input type="checkbox"/> Design Dev. Drawings & Specs. (35%)
(inc.: UFAS, Earthquake, Fire, Natural
Disasters Standards.) | <input type="checkbox"/> Phase I Environmental Survey
(Site Plan/Map, Site Survey, Soil Investigation) |
| <input checked="" type="checkbox"/> Revised Budget Page | <input type="checkbox"/> Environmental Assessment (Phase II) |
| <input type="checkbox"/> Final Construction Documents | <input type="checkbox"/> Bid Tabulations |
| <input type="checkbox"/> Final Grant Review | <input type="checkbox"/> Change Orders |
| | <input type="checkbox"/> Equipment List |
| | <input type="checkbox"/> Other _____ |

2. Attachments:

- | | |
|--|---|
| <input type="checkbox"/> Space Program Analysis | <input checked="" type="checkbox"/> Technical Review Comments |
| <input type="checkbox"/> Final Grant Review Report | <input type="checkbox"/> Other _____ |

Marked up sepias will be sent directly to the State applicant.

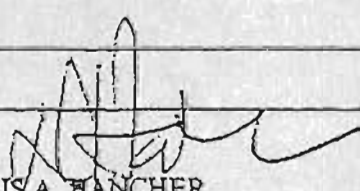
3. Project Review Recommendations:

Based upon our review, we recommend that the submission should be:

- | | |
|---|--|
| <input type="checkbox"/> Subpriority Group (1 or 4 – if applicable) | <input type="checkbox"/> Further Priority (1: 1-7 or 4: 1-6 – if applicable) |
| <input checked="" type="checkbox"/> APPROVED | <input type="checkbox"/> RESUBMITTED |

Applicant must incorporate or explain noted mandatory comments

Other Review Comments:


DENNIS A. HANCHER
State Home Grant Program

Phone: [REDACTED]

Fax: [REDACTED]

- | |
|---|
| <input checked="" type="checkbox"/> For your files (1 copy) |
| <input checked="" type="checkbox"/> For applicant (1 copy) |

e-mail: [REDACTED]@hq.med.va.gov

Department of
Veterans Affairs

Memorandum

Date: November 4, 2004
From: Office of Facilities Management, Facilities Quality Service (181A)
Subj: State Home Construction Grant Program: Review Comments

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| <input type="checkbox"/> Schematics | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Space Program (65 % allowed) | <input type="checkbox"/> A/E Response to VA Comments |
| <input type="checkbox"/> Design Dev. Drawings & Specs. (35%)
(inc.: UFAS, Earthquake, Fire, Natural
Disasters Standards.) | <input type="checkbox"/> Phase I Environmental Survey
(Site Plan/Map, Site Survey, Soil Investigation) |
| <input checked="" type="checkbox"/> Revised Budget Page | <input type="checkbox"/> Environmental Assessment (Phase II) |
| <input type="checkbox"/> Final Construction Documents | <input type="checkbox"/> Bid Tabulations |
| <input type="checkbox"/> Final Grant Review | <input type="checkbox"/> Change Orders |
| | <input type="checkbox"/> Equipment List |
| | <input type="checkbox"/> Other _____ |

2. Attachments:

- | | |
|--|---|
| <input type="checkbox"/> Space Program Analysis | <input checked="" type="checkbox"/> Technical Review Comments |
| <input type="checkbox"/> Final Grant Review Report | <input type="checkbox"/> Other _____ |

Marked up sepias will be sent directly to the State applicant.

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Based upon our review, we recommend that the submission should be:

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| <input type="checkbox"/> Subpriority Group (1 or 4 - if applicable) | <input type="checkbox"/> Further Priority (1: 1-7 or 4: 1-6 - if applicable) |
| <input checked="" type="checkbox"/> APPROVED | <input type="checkbox"/> RESUBMITTED |

Applicant must incorporate or explain noted mandatory comments

Other Review Comments:



DENNIS A. HANCHER
State Home Grant Program

Phone: [REDACTED]

Fax: [REDACTED]

- | |
|---|
| <input checked="" type="checkbox"/> For your files (1 copy) |
| <input checked="" type="checkbox"/> For applicant (1 copy) |

e-mail: [REDACTED]@hq.med.va.gov

45-10

**STATE HOME GRANT PROGRAM
COST REVIEW COMMENTS**

Project # : FAI # 06-044
Date Submitted: 9/11/2004
Date: California
 Date of Review: 11/5/2004
State Home Location: Los Angeles and Ventura County
Project Name: Greater L.A. County and Ventura Complex
Project Type: New
of Beds: varies
Review Level: Schematics
Division: Program Support
 Symbol: 181A

COST CLASSIFICATION	COST	% OF CONSTR. COST	
SUMMARY			
1. Construction Cost (form 424C line 6,7,8,9)	\$152,841,616.00		
2. Total Allowable Cost (form 424C line 16)	\$193,666,616.00		
3. Total Federal Share (form 424C line 17)	\$125,883,300.40		
COST REQUIREMENTS			
1. Equipment Cost does not exceed 10% of Construction Cost			
A. Equipment Cost	\$12,384,000.00	8.10%	
2. Construction Contingency does not exceed 8% Renovation/ 5% New Construction Cost			
A. Constr. Contingency	\$7,269,000.00	4.76%	
ADVISORY CONCERNS			
1. A/E fees are what % of Construction Cost?			
A/E Fees	\$10,451,000.00	6.84%	
2. All fees (424C lines 1,4,5) are less than 14%?			
	\$20,902,000.00	13.68%	Yes
3. Is any Miscellaneous cost given on 424C line 11? YES/NO. No cost should be shown.			
			NO

APPROVAL STATUS

1. Approval is Recommended for this application (Yes/No):	Yes
---	------------

IF NO, EXPLAIN:

Cost issues have been resolved by comments to

45-11

**STATE HOME GRANT PROGRAM
COST REVIEW COMMENTS**

Project # : **FAI # 06-044** Date Submitted: 9/11/2004
 State: California Date of Review: 11/5/2004
 State Home Location: Los Angeles and Ventura County
 Project Name: Greater L.A. County and Ventura Complex
 Project Type: New
 # of Beds: varies
 Review Level: Schematics
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2. All fees (424C lines 1,4,5) are less than 14%?		
	\$20,902,000.00	13.68% Yes
3. Is any Miscellaneous cost given on 424C line 11? YES/NO. No cost should be shown.		NO

APPROVAL STATUS	
1. Approval is Recommended for this application (Yes/No):	Yes

IF NO, EXPLAIN:
 Cost issues have been resolved by comments to

45-12



Department of Veterans Affairs

Geriatrics & Extended Care Strategic Healthcare Group (114)
810 Vermont Avenue, NW
Washington, DC 20420

Fax Cover Sheet

DATE: November 8, 2004

TO: Secretary Tom Johnson
Sacramento, California

PHONE: [REDACTED]
FAX: [REDACTED]

FROM: Frank K. Salvas, Sr.
Chief, State Home Construction Program (114)

PHONE: [REDACTED]

FAX: [REDACTED]

RE: Revised Budget FAI 06-04

CC:

FAX:

Number of pages including cover sheet: 4

Message

Good Afternoon Tom,

Here is the revised budget for the Greater LA Complex. The hard copy is in the mail.

With warm regards,

Frank

45-13

Date 11/8/14

ROUTING AND TRANSMITTAL SLIP

TO: (Name, office symbol, room number, building, Agency/Post)	Initials	Date
1.		
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Action	File	Note and Return
Approval	For Clearance	Per Conversation
As Requested	For Correction	Prepare Reply
Circulate	For Your Information	See Me
Comment	Investigate	Signature
Coordination	Justify	

REMARKS

Project Number: FAI 06-044
 Project Location: GLAVC Complex, State: CA

VA's technical review comments are provided. When indicated, please respond to the comments through this office.

Thank you,

Frank K. Salvas, Sr.
 Chief, State Home Construction Grant Program
 Department of Veterans Affairs
 Geriatrics & Extended Care SHG (114)
 810 Vermont Ave, NW
 Washington, DC 20420

Telephone: [REDACTED]
 Fax: [REDACTED]
 E-mail: [REDACTED]@mail.va.gov

DO NOT use this form as a RECORD of approvals, concurrences, disposals, clearances, and similar actions

FROM: (Name, org. Symbol, Agency/Post) <i>Frank</i>	Room No.—Bldg.
	Phone No.

NOV 17 8 58 AM '14
 RECEIVED
 SACRAMENTO
 DIRECTOR OF
 VETERANS AFFAIRS

45-14

Richards, John G.

From: Richards, John G.
Sent: Thursday, November 04, 2004 2:53 PM
To: Salvas, Frank; Hancher, Dennis A
Cc: Johnson, Robert; Smoot, Robert T
Subject: RE: Greater LA Complex (FAI 06-044) September Cost Estimate

Mr. Johnson - I have reviewed the responses of your 29 October 2004 e-mail and accept them. I appreciate the time and effort made in the responses as they fully explain the various cost issues and concerns we had. A couple of items required further explanation that I will present in the following, using the original comment nomenclature.

Comment # 3: A/E costs: the construction inspection costs should be added to the overall construction costs and not the A/E costs as noted in your response. The overall A/E cost is under the VA guideline of 14%.

Comment # 3: Material inspection costs: again, this cost should be reflected under the construction costs on the form 424C as noted.

Comment # 3: Hospital checking: I noticed that this cost was reflected as a "non-allowable" cost in the overall A/E costs in the latest 424C, which is correct and we concur.

Comment # 3: project management costs: this cost was reflected as "non-allowable" under the admin and legal expenses on the 424C, which we concur with.

Comment # 6: I noted the SF averages for cost comparisons for other nursing homes around the country. There was no "weighted" or other locality adjustment made for these costs, rather, I wanted to show 16-CSI assemblies unit costs for comparison purposes only. Certain assembly costs were high and this was the format to discuss and document at this early stage.

Comment # 7: agreed with your response regarding the extra steel required for seismic design. Again, wanted to note for the record.

Comments # 8 thru 13: these were very detailed comments for such a preliminary master plan but wanted to note these items for the record. I concur with the responses.

Comment # 16: the force protection/security cost currently shown appears low and this will elevate during the design in my opinion so please note.

Comment # 17: the fire rated walls for the nursing home patient corridors and rooms are not required per NFPA 101 and the VA fire protection manual. Is this a California code requirement?

Comment # 27: parking: the 200 feet maximum HDGP distance requirement is actually an old ADAAG requirement that is not longer current. However, it is still shown in ADAAG commentary; also, it is a good policy as more than 200 feet from a HDGP parking space to the main entrance is simply too far, particularly so for a nursing home.

Comment # 28: agree with your responses regarding bldg design. I recently was assigned the cost aspects of this project and realize that many bldg shape/design issues have already been decided. I made the comments to familiarize myself with the project and to note for the record.

No further explanation or response is required for the aforementioned; the info was required for your clarification. Based upon your responses, I accepted your latest form 424C and have forwarded to Mr. Salvas. Please let me know if you have any questions.

4/5-15



September 17, 2001

Governor's Commission on Veterans' Homes
1227 "O" Street, Suite 300
Sacramento, CA 96814

Dear Commission Members:

We are writing to express our support for a proposal by the Veterans Administration Greater Los Angeles Healthcare Center to be the next location of a California State Veterans' Home. We are aware that the Greater Los Angeles area is home to approximately 800,000 veterans, in addition to those living in surrounding counties. As our veterans increase in age, it has become clear that the Veterans Administrations at every level of government must address their long term health and housing needs.

We believe that there has been some confusion regarding the local West Los Angeles and Brentwood communities' support for such a home on the West Los Angeles campus. Though there has been some serious and vociferous concern locally about a Master Land Use Plan, please know that we, as representatives of area veterans groups, homeowners associations and business interests, as well as elected local, State and Federal representatives, are in unanimous support of the proposal to bring this Home to the Los Angeles area.

We believe that this use is not only necessary for the long-term well-being and care of our veterans, but that it fits perfectly with the original intentions of the family who bequeathed these several hundred acres to what has now become the Veterans Administration, well over 100 years ago. The gift of this land was made with the sole intent that it be used as an "old soldiers home", where those who fought first in the Civil War and later battles, as well as our standing armed forces, would be guaranteed a safe and comfortable place to spend their remaining days.

45-1b

We believe that this State Home would be a perfect match for the West Los Angeles Veterans property and for the surrounding community. We hope that you do as well.

Thank you for your consideration.

Sincerely,

Henry A Waxman

HENRY WAXMAN
Congressman, 29th District

Paul Koretz

PAUL KORETZ
Assemblyman, 42nd District

Cindy Miscikowski

CINDY MISCIKOWSKI
Councilwoman, 11th District

Ruth Galanter

RUTH GALANTER
Councilwoman, 6th District

Sue Young

SUE YOUNG
Veterans Park Conservancy

Jay Handal

JAY HANDAL
WLA Chamber of Commerce

Silvia B. Nickel

SILVIA NICKEL
Westside Residents Association

Flora Gil Krisiloff

FLORA GIL KRISILOFF
Brentwood Community Council

Sheila J. Kuehl

SHEILA KUEHL
State Senator, 23rd District

Zev Yaroslowsky

ZEV YAROSLAVSKY
Supervisor, 3rd District

Jack Weiss

JACK WEISS
Councilman, 5th District

Garo Minassian

GARO MINASSIAN
Brentwood Homeowners Association

Steve Rosmarin

STEVE ROSMARIN
County Veterans Commission

Jean Shigematsu

JEAN SHIGEMATSU
WLA Japanese American Citizens League

Robert Bell

ROBERT McKIM BELL
Bel Air Association

Elizabeth Brainard

ELIZABETH BRAINARD
Brentwood Glen Association