

## CARES Contracts and Reports

Request 3: VA documents given to PwC/ MicroTech &  
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Documents Produced by Contractors



Documents produced by MicroTech

30. Updated Phase I Deliverables (Jul 18, 2005)





July 18, 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 updates to the MicroTech submittals for Phase 1. We have included the original Environmental Baseline Report document, as well as requested modifications for the Reuse Potential Analysis Summary and Real Property Baseline Report 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 partnership 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,

Anthony R. Jimenez  
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# Environmental Baseline Report



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## 1.0 SITE DESCRIPTION

West Los Angeles VA is a 390+/- acre institutional site located on an alluvial plain sloping gently down from the north toward the south. The property is very roughly rectangular extending northwest to southeast alongside the Interstate 405 which borders the northeasterly side of the property. The site is surrounded by a built-up residential area containing single-family and multi-family residences along with several schools and parks at the northwest and southwest sides of the property. The University of California, Los Angeles is located a short distance to the northeast.

Except for an arroyo at the north end of the property and an embankment along the northeasterly side adjacent to a housing development most of the site has been extensively developed. Development began in the 1880's and has extended to the present time.

## 2.0 TOPOGRAPHY AND HYDROLOGY

The topography slopes gently from a high point of approximate elevation +495 on the northern boundary to a low point of approximate elevation +245 on the southern boundary (Figure 2-1, Topography and Hydrology, provided at the end of this section). This represents a change in elevation of 250 feet in a distance of 8,600 feet, or a slope just under 3%.

The golf course is located on the highest elevation on site, overlooking the Brentwood residential neighborhoods to the east and north. The course is bordered on the southwest by the fence-enclosed Japanese Garden and to the east by a steep, vegetated escarpment. The existing development on the north campus conforms to the natural slope, with buildings, roads, and parking generally following the site contours. The northwestern and eastern portions of the north campus and all of the south campus show evidence of extensive grading and filling to accommodate buildings and parking, the Jackie Robinson Baseball Stadium, and the south campus medical facility completed in 1977.

On the north campus, there is an arroyo about 3,500 feet in length, with an elevation change of approximately 70 feet, and 25 to 35 feet deep located in the northwest. There is a long escarpment 35 to 50 feet high on the northeast. The locally steep slopes of the arroyo and the escarpment are the most distinctive landforms on the site. Both the arroyo and the escarpment are natural landscape buffers, the former adjacent to the out lease parcels on the west and the latter adjacent to Brentwood Glen on the east.

Locally steep slopes along the San Diego Freeway—Interstate 405 and the southwestern boundaries create a separation between the site and the adjacent areas. In contrast, the west side of the north campus is close to grade with San Vicente Boulevard / Bringham Avenue and the commercial uses on the opposite sides of these streets.

The arroyo is a well-defined natural watercourse within the site. There is a small area of wetland within the arroyo. State and federal regulations allow development of a wetland elsewhere to compensate for removal of an existing wetland. Please see Item 7 of the section titled: 6.0 Environmental Issues and Hazards, and Section 8.0 Conclusions below for additional discussion of the wetland area.

Please refer to Environmental Baseline Report Figure 2-1 Topography and Hydrology.

### 3.0 BIOLOGICAL RESOURCES

The site is not considered a significant ecological area by the City of Los Angeles. No areas of threatened endangered species have been designated by the City of Los Angeles. Existing studies have not identified threatened or endangered species within the site.

The arroyo and the escarpment and the extensive landscape with mature trees over most of the site provide potential habitat for threatened or endangered species, including plants and animals (Figure 3-1, Open Space and Figure 3-2, Vegetation, provided at the end of this section). A site survey would be required to determine the presence of any threatened or endangered species within the site.

Generational (Heritage) trees are located within the site's two historic districts. The site's several coast live oak (*Quercus agrifolia*) are protected by the City and County of Los Angeles. See Section 6.0 Environmental Issues and Hazards, item 12, below for additional discussion of the heritage trees.

Please refer to Environmental Baseline Report Figure 3-1 Open Space.

Please refer to Environmental Baseline Report Figure 3-2 Vegetation.



## 4.0 GEOLOGY AND SOILS

The site is within an undifferentiated shallow superficial landslide area and contains liquefiable areas. The southern portion of the site is within a fault rupture study area and contains an area of potential inundation. Slopes along the arroyo and the escarpment within the site have the potential for localized slope instability. Potential geologic hazards within the site are shown in Figure 4-1, Natural Constraints, provided at the end of this section. See Section 6.0 Environmental Issues and Hazards, items 8-11, and Section 7.0 Recommendations below for additional discussion of the geologic hazards.

Please refer to Environmental Baseline Report Figure 4-1 Natural Constraints.

## 5.0 LANDSCAPE FRAMEWORK

The site's natural and cultural resources, including the arroyo, the escarpment, mature vegetation including heritage trees, the two historic districts, and the amenities of the North Campus recreation facilities and the two theaters are shown in Figure 5-1, Landscape Framework, provided on the next page. The majority of these resources are accessible from the north-south major collector road, Bonsall Avenue.

Please refer to Environmental Baseline Report Figure 5-1 Landscape Framework.

## 6.0 ENVIRONMENTAL ISSUES AND HAZARDS

This section is a discussion and summary of a review of existing documentation with regard to environmental issues and hazards. Based on the review of the existing documentation the development potential of all of the site buildings and areas were rated based on environmental issues.

"High" potential for development will be defined as an area or building without known or potential environmental hazards requiring remediation. Buildings or areas that would fall into this category would be buildings constructed or extensively remodeled after the late 1970's, and that are not in an area of the site subject to liquefaction, fault rupture, or inundation.

"Medium" potential for development will be defined as an area or building with known or potential environmental hazards or liabilities that are typical of similar areas, hazards that can be remediated with minimal to moderate expenditure using known and proven technology and methods. This category includes areas or buildings with environmental hazards that have already been remediated or that have known contaminants below threshold levels. This also includes buildings that are in an area with a potential for liquefaction, or deep fill areas, etc.

"Low" potential for development will be defined as an area or building with known or potential environmental hazards or liabilities that will require substantial expense to remediate or hazards that may be politically or legally sensitive. An area that may fit into this category would be the wet land area, the medical waste fill area, and the areas with a potential for fault rupture or inundation.

Documents that were provided for review are listed in Appendix A.

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## FINDINGS

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A review of the available literature reveals the following environmental issues with regard to the site:

1. **Radioactive Material Storage.** Operation of the medical facilities involves the use of radioactive materials used in diagnosis and treatment of medical conditions. Records show that radioactive materials are used and/or stored in at least 12 site buildings. There is no evidence from the records that these materials have ever been mishandled or improperly disposed.
2. **Lead Based Paint (LBP).** Until lead based paints were banned from use in the 1970's most exterior and interior gloss and enameled paints contained lead. As a result of the historic nature of many buildings on this property lead based paint should be anticipated to occur in most if not all of the buildings constructed prior to the mid 1970's.

Several buildings were sampled and tested for lead. There does not appear to have been an effort to do a comprehensive visual inspection accompanied with a sampling and testing program for all buildings.



The records did not indicate if the sampling was random, done in anticipation of remodeling work, or a comprehensive inspection and sampling of all suspected areas with lead based paint.

3. **Asbestos Containing Materials (ACM's):** Until banned from use by the EPA in 1979 asbestos was in common use as an ingredient in many building materials including, but not limited to:

- Sheet flooring
- Vinyl tile flooring
- Flooring mastic
- Pipe insulation
- Built-up roofing
- Roof sealants and mastics
- Plaster
- Texture wall and ceiling compounds
- Ceiling tiles

Many of the site buildings, as well as underground steam piping, has been subject to testing for ACM's. In the majority of buildings tested ACM's were found in some form. Much of the sheet and vinyl tile flooring and mastic sampled were found to contain non-friable asbestos. Most pipe insulation tested was found to be friable asbestos.

4. **Underground Storage Tanks (UST's):** There are reported to be 10 underground storage tanks on site with three of the 10 already abandoned. There is no record of leaks from any of the tanks. There are also no monitoring wells in the vicinity of the site where hydrocarbons in water samples can be identified as originating from this site.

During construction of the storm water drain in the arroyo a nearby resident raised an issue regarding use of diesel-contaminated soil as fill material. The soil came from an on-site soil stockpile at the south end of the site. Subsequent testing detected slight hydrocarbon contamination in only one of several samples. The level of contamination detected did not trigger a requirement to remove or treat the suspected affected soil.

However, what is in question is the source of the slightly contaminated soil? If this came from on-site what is the source of the soil?

5. **Medical Waste Disposal Areas:** An approximately two-acre area in area "J" along the banks of the arroyo was used as a medical waste disposal area from the 1950's until 1968. This medical waste included radioactive biomedical wastes. These radioactive medical wastes were apparently disposed of in accordance with the U.S. Department of Energy requirements that allow for burial of radioactive medical wastes.

Construction of athletic fields for the Brentwood School between 1996 and 1999 uncovered several of the disposal areas. Excavated wastes were collected and removed to an off-site disposal facility.



At this point the radioactive wastes are at approximately 10 half-lives and theoretically do not emit radiation greater than other non-radioactive materials. Testing of the waste did not detect any radiation levels above background. Off-site monitoring well sampling has not detected any radiation above back ground levels.

Radioactive medical wastes not excavated for construction of the athletic fields remains in place in this area under 15'-to-30' of soil fill.

6. **Solid Waste Disposal:** The banks of the arroyo appear to have been used for solid waste disposal, particularly demolition wastes, since the site was developed as a veteran's home. The majority of the demolition wastes appear to be from demolition of the original Wadsworth Hospital in the early 1970's. These wastes contain asbestos containing materials. Wastes uncovered by construction of the Brentwood School athletic fields were removed to an off-site disposal area. Waste remaining is buried under 15+ feet of soil fill.
7. **Wetlands:** The bottom of the arroyo supports wetland vegetation. Approximately 1/2 of the wetland growth was destroyed by the mid-90's installation of a storm drain extension under the new Brentwood School athletic fields. This was done with the understanding that demolished wetlands would be replaced on 1.5:1 basis. At this time the wetlands area is in excess of three acres along the remaining portion of the arroyo.
8. **Potential Fault Rupture Hazard:** The southern portion of the South Campus Medical Center Area is within an area identified as having a potential for rupture during an earthquake. A Fault Rupture Hazard Study will be required by the permitting agencies prior to development within this area. If a future study finds this to be an active fault zone, there is little likelihood that residential structures would be allowed to be constructed in this area. Development would most likely be limited to low-rise commercial structures.
9. **Potential Liquefaction Hazard Area:** An area with a potential for liquefaction during an earthquake is located in the Revitalization Area in the eastern portion of the campus. Development over this area will be dictated by the findings of geotechnical studies done for any proposed structures. High-value structures that can justify deep pier foundations or extensive ground improvement work can be built over this area. The value of typical single-family or multi-family structures cannot justify this engineering and construction expense associated with a foundation capable of compensating for liquefaction hazards.
10. **Deep Fills:** Areas of deep soil fill are located along the arroyo in the North Campus Recreation Area and also in the South Campus Medical Center Area as well as the western portion of the Wilshire Viewshed Area. Foundations can be engineered to prevent the destructive differential settlement that can occur over the uneven deep fill depths but these are generally not associated with residential construction.  
Deep fill materials, especially if associated with demolition debris or other waste materials are considered poor foundation material. Construction of buildings over such areas typically involves removal of poor foundation materials, subsurface ground improvements, or expensive foundation systems.
11. **Potential Inundation Hazard Area:** The southernmost portion of the South Campus Medical Center Area is identified as being in the path of flooding that may

occur should an upstream dam fail during an earthquake. This type of risk will dictate the types of uses for this area that will be allowed by the local permitting agencies. However, aerial photographs show residential development of off-site areas within this zone.

12. **Heritage Trees:** Previous environmental studies have identified a number of trees near some of the historic buildings as being "heritage" trees protected by local ordinances. Removal of these trees for future development should not be anticipated unless the condition of the tree poses a hazard to existing and proposed structures. In some cases a tree may be removed once an agreement has been reached with the permitting agencies to plant and maintain replacement trees elsewhere.
13. **Mold:** Mold spores were found in Building 308, a "single quarters" building. The mold investigation was done in response to complaints regarding chronic mold and mildew growth in the building. While the study confirmed the presence of mold it did not identify the source of moisture that continued to promote the mold growth. The study did report that there was no obvious roof or plumbing leaks in the structure. It is likely that there is inadequate ventilation in the structure that prevents excessive humidity from showers and baths, crawl space soil, etc. from being dissipated out of the structure. This condition can most likely be remediated by ventilation improvements to the building.
14. **Methane Gas:** Methane gas is associated with the on-site oil wells. Wind dissipation of gases often reduces or eliminates the risk of combustion associated with high concentrations of this gas. Where there is known subsurface methane gas it can also be trapped in basements, under concrete slabs, and in crawl spaces. High concentrations of gas in basements and crawl spaces (steam tunnels) can be a health risk as well as an explosion and/or fire hazard.
15. **Oil Wells:** There are a number of active and inactive oil wells on site. There is the potential for oil leaks at the wellhead or along the pipelines conveying oil away from the wells. The presence of an abandoned well can also be detrimental to foundations systems if located directly under a bearing point of the building.

## 7.0 RECOMMENDATIONS

1. It is recommended that leak testing be done at all of the underground storage tanks. If leaks are detected it is recommended that soil samples be taken and tested for hydrocarbons.
2. It is also recommended that follow-up testing be done to delineate the medical and construction debris disposal areas. It is recommended that a Health Risk Assessment be done for areas where radiological wastes, medical wastes, and construction demolition debris is known to be buried to quantify the potential health risks for use of these areas. This should include an assessment of the risk to contractors doing grading and sub-surface drilling for exploration purposes as well as for construction of pile footings.
3. It is recommended that further research be done to determine the source of the diesel contaminated soil used for fill under the Brentwood School Athletic Fields. This soil apparently came from an on-site soil stockpile under a helicopter-landing pad. There may be some knowledge of where the soil originally came from that was used to form the soil stockpile under the landing pad. If the potential contamination can be traced back to an on-site source it is recommended that additional testing be done in areas with a potential diesel fuel contamination.
4. It is recommended that at a minimum testing be done in the basements or crawl spaces of a representative sample of site buildings and in steam tunnels to determine the extent, if any, of methane gas contamination. If methane gas is found over threshold limits in the representative samples it is then recommended that any new construction, or building additions be accompanied by design of a sub-surface methane gas detection, collection, and ventilation system.
5. All new site construction, including building additions, should be accompanied by a soils investigation that addresses foundation construction in areas with deep fill, liquefaction, and ground fault rupture.
6. It is recommended that a survey of all known on-site oil wells be conducted to determine whether unused wells have been properly abandoned. A visual survey (Phase I Environmental Assessment) of all of the well sites should be conducted to evaluate where there have been leaks around the wellheads.



## 8.0 CONCLUSIONS

The majority of the site and buildings may be classified as having a "Medium" potential for development based on the presence of Lead Based Paint (LBP) and Asbestos Containing Materials (ACM's) in the preponderance of the buildings. ACM's will also need to be removed from steam piping insulation throughout the south end of the site. These materials are typical of most sites and buildings built prior to the late 1970's.

The north end of the site may also be classified as having a "Medium" potential for development although there are known biomedical, radioactive medical waste, and construction demolition waste (containing ACM's) areas. The arroyo at the north end also contains a wetland area. There is the potential for future negative public reactions to living on or near these types of environmental hazards that pushes this end of the site closer to the "Low" potential for development.

The wetland area is not a significant obstacle to future development in that State and Federal regulations allow for development of a wet land elsewhere to compensate for remove of this wetland. This can become a politically or publicly sensitive issue especially if endangered species are known to inhabit the area. Since the existing studies have not identified any endangered species in this area and installation of the storm drain extension did not result in public opposition (as far as documentation provided identifies) the wetlands themselves should not qualify this area as having a "Low" potential for development.

The biomedical, radioactive medical waste and ACM containing construction debris waste sites are all now buried under 15' to 30' of fill material areas leased to the Brentwood School for use as athletic fields. None of these disposal areas is considered a significant environmental hazard at this time. Radiation and ACM's are below threshold limits. Biomedical wastes encountered during development of the athletic fields were removed to a suitable off-site disposal area. Without a potentially negative public reaction to these types of wastes this end of the site may be considered as having a "Medium" potential for development. Remediation of these wastes includes encapsulation (which has already been done) or removal to an acceptable disposal site. The fact that this area has already been developed for use as athletic fields indicates that:

1. Either the public was not informed as to the contaminates under the athletic fields, or
2. These environmental hazards did not trigger a significant negative public reaction from nearby residents (including parents of students using the fields).

The potential for development in the areas with a subject to liquefaction, ground fault rupture, and inundation, in addition to the deep fill areas will be highly dependent on the nature of proposed developments. There is very little probability that the County of Los Angeles would allow any type of new residential development within a defined fault zone although commercial uses are generally allowed in these areas. However, these areas were classified as having a "low"-to-"medium" potential for development in that extensive engineering and soils studies will be required for development within these areas.



**APPENDIX A**

The following information identifies the Government Furnished Information (GFI) provided:

1. "West Los Angeles Strategic Site Plan," January, 2005, Department of Veterans Affairs Office of Asset Enterprise Management. Microsoft Excel file "Att A-West Los Angeles Strategic Site Plan".
2. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "Att B-West Los Angeles Reuse Data Call Results".
3. "CARES Decision Document", Department of Veterans Affairs Office of Asset Enterprise Management, May 2004. Acrobat PDF file, "Att C-VA CARES Decision Document May 2004"
4. "Data Validation Sheet". Microsoft Excel file, "GFI-West LA"
5. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "DataValidation2"
6. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "revDataValidation"
7. "EDR Report", May 18, 2005, Adobe PDF file, "GLAHS db 241491r"
8. "Sanborn Map Report", EDR, May 18, 2005. Adobe PDF file, "GLHAS sb nc 1424149\_2"
9. "'Record of Survey'", Merrell-Johnson Engineering, Inc., September 2001, AutoCADD file "EmailRS".
10. "Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.1"
11. "Record of Survey", Sheet 2/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.2"
12. "Record of Survey", Sheet 3/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.3"
13. "Record of Survey", Sheet 4/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.4"
14. "Record of Survey", Sheet 5/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.5"
15. "Greater Los Angeles HCS-West Los Angeles Division (Site Plan)", January, 2005 Department of Veterans Affairs Office of Asset Enterprise Management. Microsoft Excel file "West Los Angeles Strategic Site Plan".
16. Report to the VA GLAHS Radiation Safety Committee, "Areas Approved for Storage and/or Usage of Radioactive Materials, January, 2005. Adobe PDF file, "RAM approved AREAS VA GLAHS".
17. Report to the VA GLAHS Radiation Safety Committee, "Areas Approved for Storage and/or Usage of Radioactive Materials, January, 2005. Microsoft Excel file, "RAM approved AREAS VA GLAHS".
18. "Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volume 1, 25-Year General Use Plan", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 1 RBB".

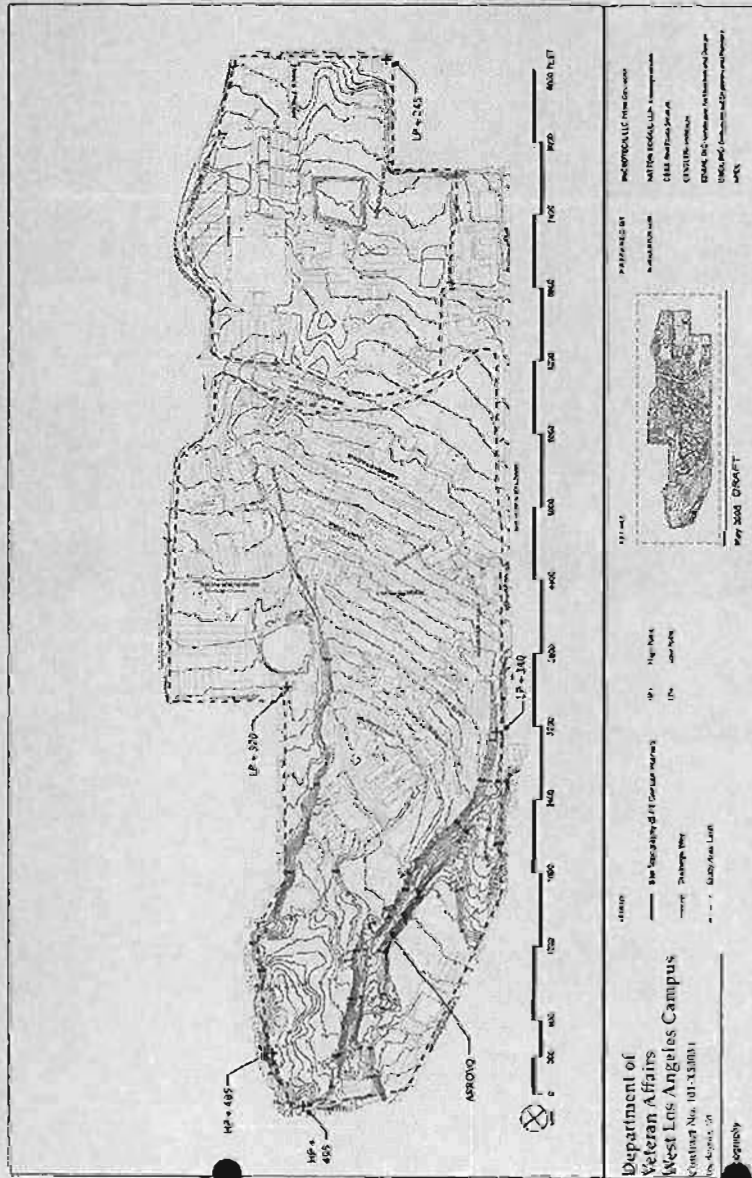
19. "Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volumes s, Environmental Assessment", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 2 PAI".
20. "Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volume 3, Real Estate Assessment", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 3 KP".
21. "Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (1)".
22. "Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (2)".
23. "Record of Survey", Sheet 3/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (3)".
24. "Record of Survey", Sheet 4/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (4)".
25. "Record of Survey", Sheet 5/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (1)".
26. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (1)".
27. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (2)".
28. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (3)".
29. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (4)".
30. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (5)".
31. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (6)".
32. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (7)".
33. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (8)".
34. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (9)".
35. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (10)".
36. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (11)".
37. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (12)".
38. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (13)".
39. "Master Plot Plan-Easements", September 9, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "Esmt785 Model (1)".
40. "Master Plot Plan", October 16, 1989, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "pltpn1br1 Model (1)".

41. "Master Primary Power", July 23, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "PU2135 Model (1)".
42. "Master Gas Line Plan", July 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2130R1 Model (1)".
43. "Master Water Lines Plan", April 22, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2131 Model (1)".
44. "Master Sanitary Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2132SYDN Model (1)".
45. "Master Storm Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2133SDN Model (1)".
46. "Master Phone System Plan", January 21, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2139MPS Model (1)".
47. "LAG External Steam Lines", July 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2580SL Model (1)".
48. "Master Plot Plan-Easements", September 9, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "Esmt785 Model".
49. "Master Plot Plan", October 16, 1989, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "pltpln1br1 Model".
50. "Master Primary Power", July 23, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "PU2135 Model".
51. "Master Gas Line Plan", July 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2130R1 Model".
52. "Master Water Lines Plan", April 22, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2131 Model".
53. "Master Sanitary Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2132SYDN Model".
54. "Master Storm Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2133SDN Model".
55. "Master Phone System Plan", January 21, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2139MPS Model".
56. "LAG External Steam Lines", July 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2580SL Model".
57. AutoCADD file, "Topo Full Site Plan 1=50".
58. "Biological Assessment Report", February 22, 1995, Ted L. Hanes, Ph.D., Consulting Biologist. Adobe PDF file, "Biological Assessment Report".
59. "Environmental Assessment, Brentwood School Athletic Fields Grading Project and Recreation Facility Development", October 23, 2000, Locus Technologies. Adobe PDF file, "Environmental Assessment".
60. "Reinspection for Asbestos Containing Materials" a compilation of asbestos, lead based paint, and mold investigations of VA-GLAHS Buildings 90A, 114, 211, 213, 215, 222, 256, 258, 278, 300, 304, 305, 306, 308, 337, 500", from October 20, 2003 to September 24, 2004 by Environmental Engineering, Inc. Adobe PDF file, "Industrial hygiene W1a".
61. "Materials License, U.S. Nuclear Regulatory Commission Form 374", September 21, 1998. Adobe PDF file, "materials license".



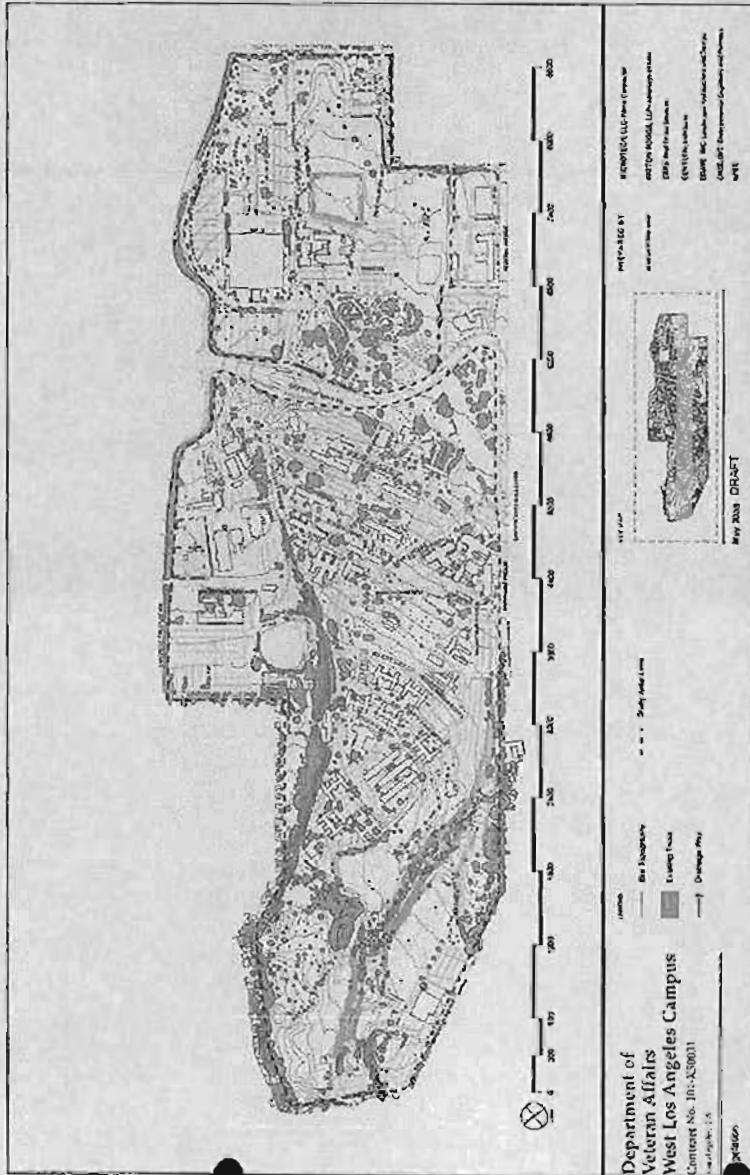
62. "Soils Investigation Report, Brentwood School Athletic Fields Grading Project and Recreation Facility Development", November 21, 2000, Locus Technologies. Adobe PDF file, "Soil Investigation Report".
63. "VAMC West LA Asbestos Building Survey Report", June 1996, Industrial Hygiene. Adobe PDF file, "VAMC West La".
64. "Brentwood School Project, Environmental Documents, Volume 1", October 18, 1999, URS Greiner Woodward Clyde, Adobe PDF file, "Vol. 1".
65. "Brentwood School Project, Environmental Documents, Volume 2", October 18, 1999, URS Greiner Woodward Clyde, Adobe PDF file, "Vol. 2".





30-20





Department of  
 Veteran Affairs  
 West Los Angeles Campus  
 Contract No. 101-X3001  
 10/1/03

10/1/03

Site Boundary  
 Existing Footprint  
 Drainage Pipe

200 Feet Scale

101-X3001  
 May 2003 DRAFT

ARCHITECT: HOK  
 ENGINEER: HOK  
 CONTRACTOR: HOK  
 OWNER: U.S. Department of Veterans Affairs  
 WEST LOS ANGELES CAMPUS

30-2a









July 18, 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. Real Property Baseline Report and Analysis for Task Order number 3, of contract number 101-X50031 for Enhanced Use Lease Analysis update. 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,

Anthony R. Jimenez  
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# Real Property Baseline

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## 1. SITE DESCRIPTION

The site occupies approximately 390+/- acres south of Sunset Boulevard. The site is bounded on the east by San Diego Freeway 405 and the Brentwood Glen residential neighborhood, on the south by Ohio Avenue and a residential neighborhood, on the west by Barrington Avenue, Bringham Avenue, San Vicente Boulevard, and Federal Avenue, and on the north by the Brentwood Glen residential neighborhood.

The site is divided into two districts by Wilshire Boulevard: about two thirds of the land is located within the north campus (north of Wilshire Boulevard) and one third within the south campus (south of Wilshire Boulevard) (Figure 1-1, Campus Districts, provided at the end of this section). The two campuses are linked by Bonsall Avenue which runs north-south through the site and passes beneath Wilshire Boulevard. Ramps connect Wilshire and Bonsall.

The campuses may be further described as containing five focus areas (Figure 1-2, Focus Areas, provided at the end of this section). For the purposes of this study, from north to south, these areas are designated as North Campus Recreation Area, Historic Village, Revitalization Area, Wilshire Viewshed, and South Campus Medical Center. The North Campus Recreation Area is a combination of sports grounds for use by the VA and Brentwood School, including a small golf course and playing fields, the Japanese garden, the veteran's garden, the Jackie Robinson Baseball Stadium, and three out lease parcels with access from Barrington Avenue.

On the north campus, Bonsall Avenue is essentially the eastern boundary of the two historic districts containing VA facilities. The 8-acre parcel proposed for the State Veterans Home is part of a larger area that separates the two historic districts. The focus area designated as Historic Village includes the two historic districts and the land area between them bounded by Bonsall Avenue on the east and Bringham Avenue on the west. To the east of Bonsall are the back-of-house operations / warehouse / mechanical yard and Parking Area 29 that comprise the Revitalization Area.

On both sides of Wilshire Boulevard are substantially green open space areas with smaller historic structures and mature heritage trees. There are two large parking lots within the Wilshire Viewshed focus area that detract from the visual quality of the landscape.

The southern three quarters of south campus contains the VA hospital complex and outpatient treatment facilities and is designated as South Campus Medical Center. The primary access to south campus is from Wilshire Boulevard. There is a secondary entrance from Ohio Avenue. A circular road provides internal circulation within the south campus. Most of the area outside of the circular Dowlen Drive is landscaped with grass and a variety of trees.

Please refer to Real Property Baseline Figure 1-1 Campus Districts and Real Property Baseline Figure 1-2 Focus Areas.



## 2. EXISTING BUILDING OVERVIEW

The VA West Los Angeles Medical Center Campus includes 104 buildings; most of these are concentrated in three of the five focus areas shown in Figure 1.2 Focus Areas, Historic Village, Revitalization area, and Medical Campus. The North Campus recreation area and the Wilshire Viewshed contain very few buildings.

Although these buildings range in size from a 144 SF gatehouse to the 900,000 SF Wadsworth Hospital, nearly half of the campus buildings are less than 10,000 SF in size and one quarter are in the range of 45,000- 65,000 SF. Only three buildings exceed 3 stories. Twelve buildings are listed as vacant and 14 more are used as staff housing or garage. The majority of buildings are considerably smaller than modern construction for most building types and may have limited opportunities for re-use based on the inefficiency of the small footprint and overall volume.

Fourteen buildings have been seismically evaluated as high risk or very high risk. In addition, there are 13 non-exempt buildings that should be evaluated before renovation or re-use. Seismic retrofits, if feasible, are likely to add additional cost to renovation and re-use budgets.

Figure 2-1, Existing Buildings Map, provided on the next pages, provides a graphical representation of the information reviewed here. The figure provides the location of each building, represents the relative size and placement on the site. The Historic Village of the North Campus includes many, small narrow buildings, organized in traditional campus clusters; the Medical Campus of the South Campus is typical of modern hospital buildings with the large footprints that support convenient adjacencies on each floor. The Revitalization Area to the west along Route 405, includes a mix of building sizes and ages reflecting its use for all types of service and "back of house" functions.

Additionally, Figure 2-2, Existing Buildings Spreadsheet, provided at the end of this section provides the data gathered regarding these buildings. The spreadsheet summarizes key information for every building on the campus. It includes the following information by building:

- Building Number and Building Name
- In which focus area the building is located
- Completion date, remodel date
- Historic building status, historic district, and redevelopment potential from a historic/ cultural basis
- Total GSF, Number of stories,

- Seismic status
- GSA Use Type, VA and non-VA occupancy,
- Building re-use potential

### Historic Preservation Information

The data on the status of historic buildings seems to be incomplete. On the site visit we were told that there were two historic buildings (the trolley station and chapel), the Office of Facilities Management web site indicates that those two buildings are on the National Register and that 41 buildings in the Brentwood and Wadsworth districts are considered significant. The Building Data Sheet lists 89 buildings of an age that might be potentially historic.

Of the 104 buildings in the portfolio, only 15 of them are less than fifty years old. All others may be subject to the National Historic Preservation Act, (NHPA). Section 106 of NHPA requires that the federal government consider the effects of its undertakings on historic properties-- defined as districts, sites, buildings (more than 50 years old), structures and objects included in or eligible for inclusion in the National Register of Historic Places. For purposes of the Baseline, we assumed that any structure more than 50 years old may be eligible and is considered as a potentially historic structure in this evaluation (please see Figure 2-3, Historic Buildings).

Figure 2.3 indicates historic re-use potential for each building. The buildings with a high historic re-use potential (shown in in green) are those building that are less than 50 years old and not subject to NHPA. The remaining buildings (shown in blue) have medium re-use potential. Barriers to re-use may include technical compatibility of the existing structure with proposed future uses, cost of renovation and rehabilitation, and demand for that building type.

### Building Condition Information

Building Condition Reports that describe current conditions of each building would be necessary to assess individual buildings in terms of building systems (MEP), roofing, historic resources, structural type, hazardous materials, seismic evaluation, utilities and services to the building, etc.

VHA Office of Facilities Management's Facility Condition Assessment Database provides proposed building corrections with costs by system for each building. This information will be useful in evaluating the types of improvements necessary for building re-use. The replacement cost will aid in evaluating viability for re-use. It should be noted that additional improvements beyond the corrections noted in the database could be recommended depending on each reuse recommendation.

Both types of information would allow a more detailed determination of re-use potential once specific re-use concepts are developed.

Please see attached picture titled: Real Property Baseline Figure 2-1 Existing Buildings Map.

### 3. SURROUNDING LAND USES

Surrounding land uses are predominantly residential (Figure 3-1, Surrounding Land Uses, provided at the end of this section). Across the San Diego Freeway 405 to the east is Los Angeles National Cemetery adjacent to the Westwood single-family residential neighborhood and the UCLA campus. To the south is the West Los Angeles Center neighborhood of multi-family and single-family residential. To the west is the Brentwood multi-family neighborhood on both sides of the San Vicente Boulevard retail corridor. To the north are the Brentwood Heights and Brentwood Glen single-family residential neighborhoods and the nearby Getty Institute.

Please see the attached picture titled Real Property Baseline Figure 3-1 Surrounding Land Uses.



#### 4. BOUNDARY SURVEY

The site is bounded on the east by San Diego Freeway 405 and the Brentwood Glen residential neighborhood, on the south by Ohio Avenue and a residential neighborhood, on the west by Barrington Avenue, Bringham Avenue, San Vicente Boulevard, and the three out-parcels along Federal Avenue, and on the north by the Brentwood Glen residential neighborhood. Figure 4-1 presents a graphical representation of the boundary survey information in Property Boundary.

Please refer to Real Property Baseline Figure 4-1 Property Boundary.

## 5. TRANSPORTATION AMENITIES

The primary site access is from Wilshire Boulevard which connects to the San Diego Freeway – Interstate 405 on the east and San Vicente Boulevard / Federal Avenue on the west.

The north campus has secondary access on the west via Eisenhower Avenue from Bringham Avenue and on the east via Constitution Avenue which passes under San Diego Freeway – Interstate 405. The engineering, warehouse and transportation yard area has good access directly onto Sepulveda Blvd. via Constitution Ave. To access the golf course, playing fields, Japanese Garden, and Brentwood Theatre, the public must drive far into the site via MacArthur Avenue. The out lease parcels, in the northern area of the north campus containing parking, the post office, and Brentwood School park facilities, are not accessible from the VA north campus but are accessible via Barrington Avenue. There is indirect access from the north through the Brentwood School campus. The south campus has secondary access via Sawtelle Avenue from Ohio Avenue.

Bonsall Avenue is the site's north-south main collector road. The north campus has a network of local roads accessed from Bonsall. The south campus has a single loop road, Dowlen Drive, accessible from Bonsall on the north and Sawtelle on the south.

There are several surface parking lots throughout the campus.

Public transportation is provided by the Santa Monica Big Blue Bus which has several stops on Bonsall, Eisenhower, Pershing, Dowlen, and Sawtelle. The VA Bus stops on Dowlen Drive.

There are existing bikeways on San Vicente Boulevard / Federal Avenue, Ohio Avenue, and on the eastern border of the south campus parallel to San Diego Freeway – Interstate 405.

The attached map (Figure 5-1, Site Circulation) identifies the transportation and access information available within the site.

Please refer to Real Property Baseline Figure 5-1 Site Circulation.

## **6. LAND AGREEMENTS AND LEGAL CONSTRAINTS**

Areas within the site subject to land agreements, out leases, other legal constraints to development, and / or within historic districts are illustrated in Figure 6-1, Land Agreements and Legal Constraints, provided on the next page.

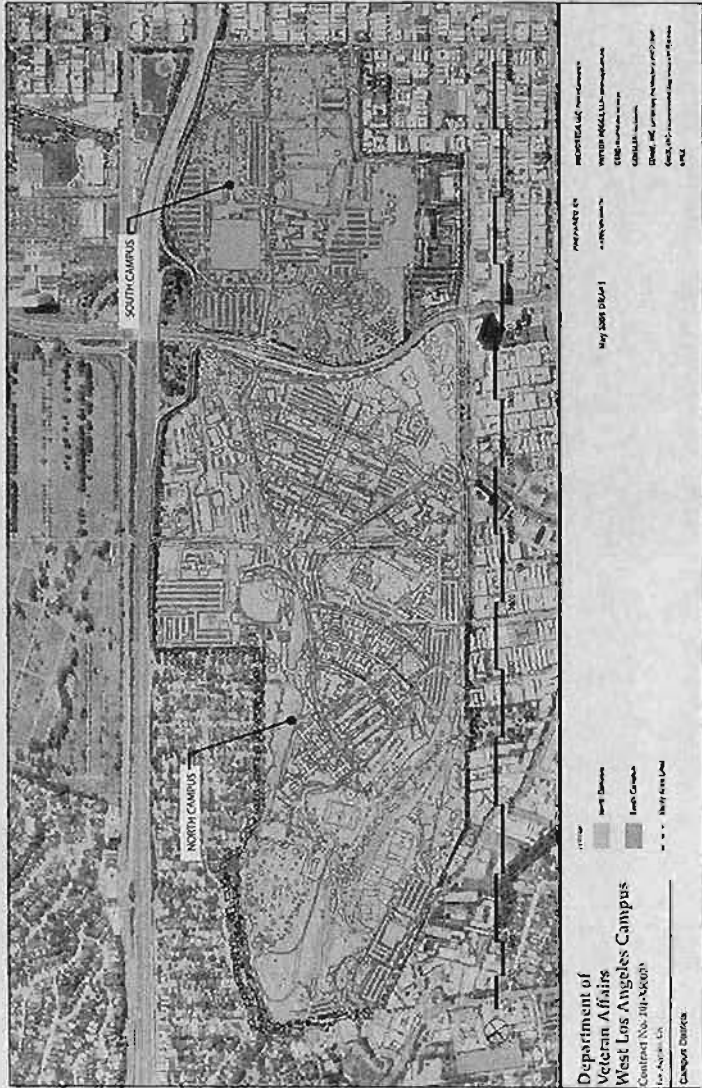
Please refer to Real Property Baseline Figure 6-1 Land Agreements and Legal Constraints.



## 7. RECOMMENDATIONS

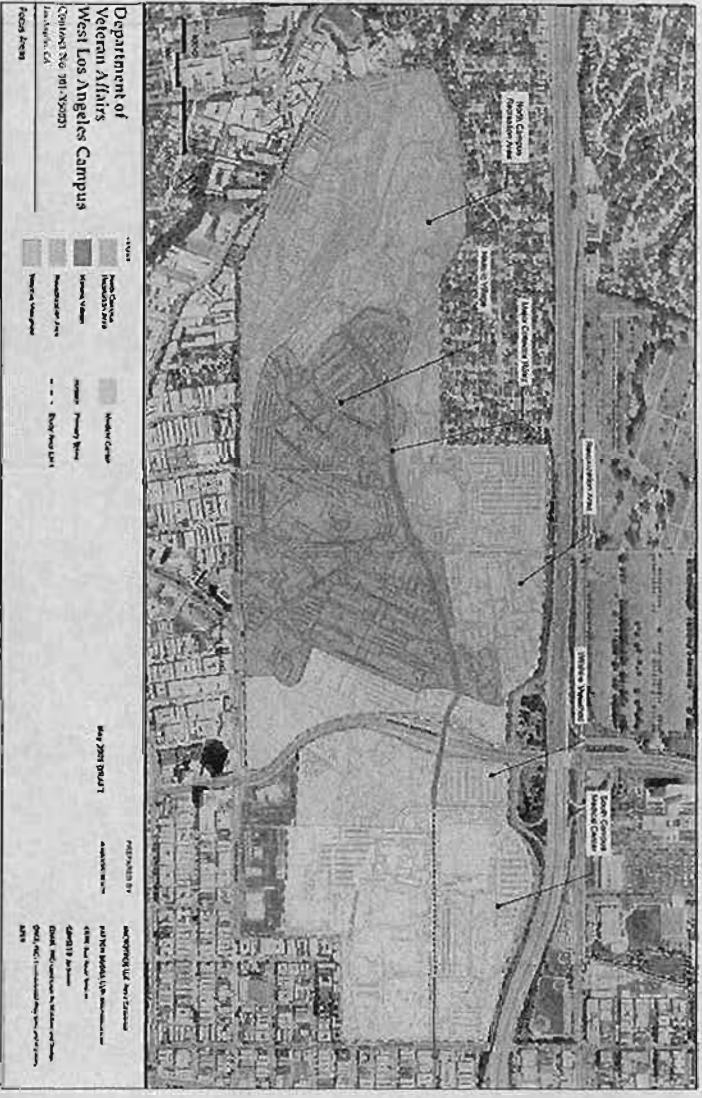
1. The five focus areas and site circulation combine to provide a framework for decision making on land use and revitalization of the site.
2. Landscape buffers should be enhanced adjacent to the adjacent residential areas.
3. Enhanced public transportation facilities including potential multi-modal service to the site should be further studied.
4. Existing public access to the site should be continued.
5. Existing leases, enhanced sharing agreements, and permits should be re-evaluated.





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West Los Angeles Campus  
Cameron Ave 9001-9023  
Los Angeles, CA

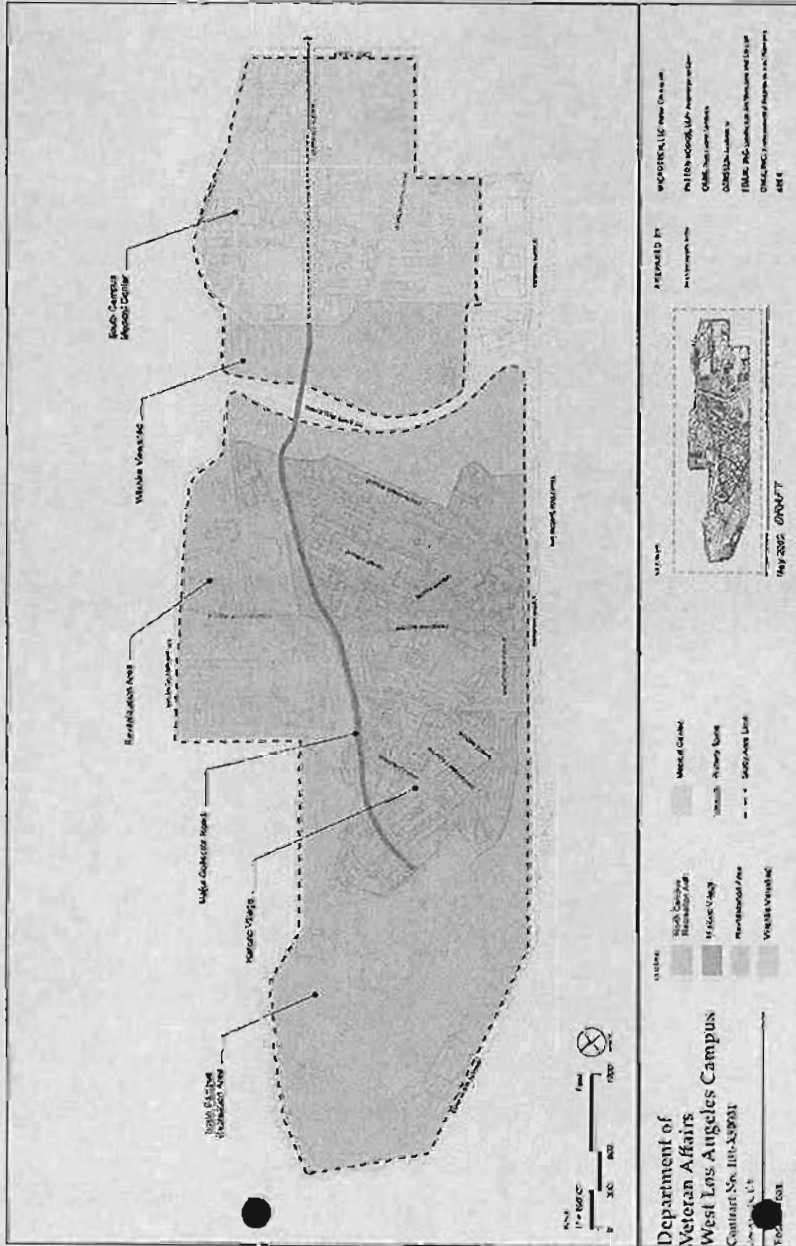
Legend:  
 [Stippled] Residential Area  
 [Solid Grey] Main Campus  
 [Dotted] Residential Area  
 [Solid Grey] Main Campus  
 [Stippled] Residential Area  
 [Solid Grey] Main Campus  
 [Dotted] Residential Area  
 [Solid Grey] Main Campus

May 2011 Draft

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30-38



30-39







Department of  
Veteran Affairs  
West Los Angeles Campus  
Contract No. HUCA8003  
Los Angeles, CA

Existing Structures

Legend

- Building Footprints
- Site
- High Water Table

PREPARED BY  
MAY 2008 (S&M)P

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ARCHITECTURE

DESIGNED BY  
ARCHITECTURE

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ARCHITECTURE

DESIGNED BY  
ARCHITECTURE

DESIGNED BY  
ARCHITECTURE

30-41

ENVIRONMENTAL BASELINE - HISTORIC CULTURAL  
REAL PROPERTY BASELINE

Building Number	Building Name	Completion Date	Historic Building Status	Historic District	Building Area GSF	Number of Stories	Stories	Seismic	OSHA Use	VA occupancy	NonVA occupancy
12	Emergency Generator	1910	R	Y	1,075	1	1	Exempt	Industrial	Industrial	
13	Vacant	1920	P	Y	52,004	1 and 2	1	Exempt	Storage	Storage	Unavail
14	Single Garage	1930	R	Y		1	1		Housing	Staff housing	
20	Chapel	1920	R	Y	6,756	1+	1	Exempt	Other	Chapel	
23	Government House	1920	R	Y	3,468	3	1	Non	Housing	Staff housing	
33	Single Quarters	1925	R		1,200	1+	1	Exempt	Housing	Staff housing	
44	Engl. Shops					2	1		Industrial	Engineering	
46	Engl. Shops	1922	Y		11,004	1	1	Exempt	Industrial	Engineering	
63	Work. And Ctr	1923	R		720	1	1	Non	All Other	Engineering	
66	New Stair/Trolley House		R	Y	620	1		Exempt	Housing	Vacant	
83	Engl. Storage		R			1	1		Housing	Storage	
90	Duplex Quarters	1920	R	Y	4,752	1	1	Non	Housing	Staff housing	
91	Copper Quarters	1927	R	Y	4,752	1	1	Non	Housing	Staff housing	
97	Steel Water Tank		R			N/A	1		All Other	Facilities	
104	Two Ck Garage	1921	R	Y	520	1	1	Exempt	Research &	Staff housing	
106	Three Ck Garage	1921	R	Y	620	1	1	Exempt	Research &	Staff housing	
111	Gale House (wood)		R	Y	144	1	1		Research &	Vacant	
113	Residence	1920	R	Y	60,000	2+	1	Exempt	Other	Animal research	
114	Residence	1920	R	Y	58,821	2	1	Exempt H	Research &	Research lab	
115	Residence	1920	R	Y	60,314	3	1	Exempt H	Storage	Research lab	
116	New Directions	1922	R	Y	60,309	3	1	Exempt	Storage		New Directions
117	Residence	1920	R	Y	22,873	1	4	Exempt H	All Other		Research lab
166	Vacant	1920	R	Y	62,000	2	4	Exempt	Housing	Vacant	
157	Vacant	1920	R	Y	49,000	1	3	Exempt	Other	Vacant	
168	Brewwood Hospital	1920	R	Y	47,124	2	3	Exempt	Other	Primary care	
187	Basement Cadbyvale	1920	R			1	2		All Other		UCA outflow

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Item #	Description	1002	Y	4	High Risk	AI Cover	CVT	FBI Outcome
250	Comp Work Tank	1028	Y	1	4,055			
284	Wtr Treatment Plant	1041	Y	2	10,090			
285	Water	1041	Y	7	2,400			
286	Supply Water Tank	1040	Y	1	3,224			
287	Office Mach. Repair	1040	Y	1	8,548			
288	Uniforms Dept	1040	Y	1	3,000			
289	Green Plant	1040	Y	2 w 3	8,720			
290	Chemical Storage	1040	Y	1	210			
291	Supply Warehouse	1040	Y	1	32,750			
292	Research TX Center	1035	Y	1	4,227			
293	High Voltage Switchgear		Y	1	650			
300	Decks	1070	Y	1	88,854			
301	AFCE and Telescope	1088	Y	1	2,543			
302	Underground Sls. Tank	1040	Y	1				
303	Flex Water Storage Tank	1045	Y	3				
304	Research / Prod Support	1044	Y	1				
305	Eng. Transportation	1044	Y	3	8,207			
306	Prod Office and Control	1045	Y	1	1,920			
307	Single Quarters	1045	Y	1	14,231			
308	Single Quarters	1042	Y	1	1,220			
309	Test Car Garage	1046	Y	1	1,720			
310	Test Car Garage	1047	Y	1	400			
311	Manufacturing	1048	Y	1	400			
312	Mobile Home #2	1049	Y	1	1,400			
313	Storage/Eng. Storage	1050	Y	1	1,600			
314	Water Home #3	1051	Y	1	1,600			
315	Supply Storage	1050	Y	1	250			
316	Supply Storage	1050	Y	1	1,700			
317	Residence	1051	Y	1				

30-44











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LEGEND  
 Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial  
 Public Schools  
 Government  
 Other  
 Vacant Land

Department of  
 Veteran Affairs  
 West Los Angeles Campus  
 Contract No. 191-A-0001  
 191-A-0001  
 APN: 570-001-001  
 10/2008

30-48



Department of  
Veteran Affairs  
West Los Angeles Campus

100 - 1000000  
Project Boundary

PROJECT BOUNDARY

DATE: May 2008

DESIGNED BY:  
ARCHITECTURE

ARCHITECT: [unreadable]  
PROJECT: [unreadable]  
DATE: [unreadable]  
SCALE: [unreadable]

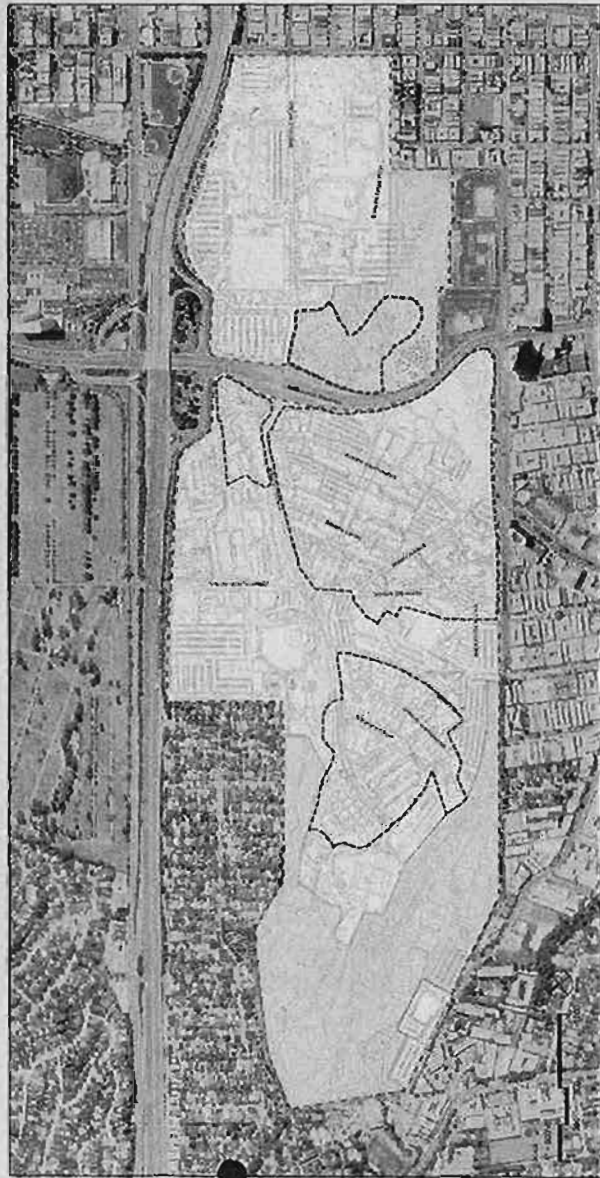
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July 18, 2005

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 Update. 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,

Anthony R. Jimenez  
President and CEO  
MicroTech, LLC  
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Vienna, VA 22182

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## High Level Building Re-use Potential Assessment



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## 1.0 ASSESSING LAND AND BUILDING RE-USE POTENTIAL

A High-Level Re-Use Potential Assessment was prepared for the West Los Angeles VAMC based on GFI, site visit observations, and best practices for planning, architecture and redevelopment. The assessment followed the creation of the Environmental Baseline and Real Property Baseline and was based on the evaluations performed for those reports.

The team established that three types of information were key drivers for this assessment:

1. Regulatory requirements that would be triggered by renovation or re-use- historic preservation, seismic, environmental remediation, building codes, etc. The regulatory requirements define permitted and prohibited practices, uses, construction types, etc. As a result, these requirements directly shape the parameters for redevelopment strategies, define review and approval process, impact cost and schedule, and limit re-use options.
2. Current use and condition
3. Flexibility of the building for future re-use, which considers size and configuration of the building for other uses, based on floor plate size, structure, age, previous modification, and current condition.

The preferences of the Secretary and the stakeholders are not included in this analysis, but they are recognized as important drivers for the ongoing phases. During phases 2 and 3, the input from the VA Cares program and the LAP meetings will refine and restrict the results of this re-use assessment.

## 2.0 GFI GAP ANALYSIS

Although much of the Government Furnished Information (GFI) relating to West LA encumbrances (Leases, Permits, Enhanced Sharing Agreements, Title info, etc) were not provided in time to meet the deliverable deadline, the provided GFI material was generally adequate for this high-level review.

As the project moves forward into Phases 2 and 3, the additional GFI can be incorporated into the planning process to evaluate strategies and concepts that are proposed.

### 3.0 DEFINITION FOR THE TERMS

Following the protocol established in the Environmental Baseline, the team developed three categories to define re-use potential: "High", "Medium", and "Low". Each category is defined below:

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

- 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); and / or
- With flexible, efficient configuration that can support several types of re-use.

This category includes buildings or land 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 or land:

- 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); and / or
- Current size and configuration provide some flexibility to accommodate different uses

This category includes buildings or land with typical redevelopment restrictions or buildings with 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 or land:

- 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; and / or
- 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. Also included in this category is the approximately 109 acres of land and



improvements thereon which the Administrator may not declare as excess to the needs of the Veterans' Administration or may not take any action to dispose of for non-VA re-use, in accordance with the Cranston Act legislation's limitations on transfer of property to other agencies.

## 4.0 SUMMARY OF FINDINGS

A summary of the findings, evaluating the re-use potential of buildings and land areas of the campus are provided below:

### Building Re-use Potential

**No buildings are classified with "High" potential for re-use.**

- There are no buildings in good condition, which are ineffective for their current that has an adaptable, flexible configuration and few redevelopment requirements. This is encouraging as it suggests that the VA building stock that is in good condition is appropriately used.

**The Majority of buildings are rated with "Low" 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 with low-potential represent one or more of these characteristics: small in size, high or very high seismic risk, potentially historic, poor condition, and/or single purpose building now obsolete with little flexibility for re-use. Examples include 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.
- Effective re-use of the buildings in this category will require careful selection of new uses that can absorb the potentially higher redevelopment costs.



**Fifteen percent of buildings have “Medium” re-use potential.**

The sixteen (16) 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.

The buildings in this category are likely to be better candidates for re-use and should be given a higher priority in placing potential re-use program on the campus.



Figure 4-1, Building Re-use Potential Map presents a graphical representation of the building re-use information discussed in this section. It shows that the majority of “Medium” re-use potential buildings are located in the Historic Village portion of the campus, although all Focus Areas with buildings include some buildings from this potential re-use type.

Figure 4-2, Building Re-use Potential Spreadsheet summarizes the data supporting this recommendation. The spreadsheet provides the following information for every building on the campus:

- In which focus area the building is located
- Building Number and Building Name
- Completion date, remodel date
- Historic building status, historic district, and redevelopment potential from a historic/ cultural basis
- Total GSF, Number of stories,
- Seismic status
- GSA Use Type, VA and non-VA occupancy,
- Building re-use potential

**Potential Re-use of Land Areas**

**Approximately 87.5 acres are classified with “High” potential for re-use.**

This includes surface parking lots and other under-utilized land, not subject to legal constraints, or with limited environmental constraints that may be mitigated.

**Approximately 103.5 acres are classified with “Medium” potential for re-use.** This includes areas that are currently in use but have potential for accommodating additional or alternative uses.

**Approximately 186 acres are classified with “Low” potential for re-use.** This includes land subject to the Cranston Act limitations, land currently in use and presumed to continue in that use, or significant open space currently in use for active recreation or which contributes to the landscape quality of the campus.

Figure 4-3, Land Re-use Potential Map, presents a graphical representation of the building re-use information discussed in this section.

Figure 4-4, Land Re-use Potential Spreadsheet, summarizes the data in support of this recommendation. The spreadsheet provides the following information about the land:

- North or South Campus location
- Identification by number
- Existing land use
- Proposed land use (if applicable)
- Landscape character
- Environmental constraints (such as wetland, seismic, vegetation, slopes, sensitive adjacency)
- Legal constraint(s)
- Estimated area (acres)



## 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



Building Number	Building Name	Assigned Hazardous Materials	Building Use
12	Emergency Generators	N/A	Low-Limited Use
13	Nissan	Medium	Low-Poor Condition
14	Single Garage	Medium	Low-Effective Use
20	Chapel	Medium	Low-Effective Use
23	Governors House	Medium	Low-Effective Use
33	Single Quarters	Medium	Medium
44	Eng. Shop	Medium	Low-Limited Use, Donation
46	Eng. Shop	Medium	Medium
63	Mail And Copy	N/A	Low-Limited Use, Site
66	New Stand/Trailer House	Medium	Low-Site
83	Eng. Storage	Medium	Low-Limited Use, Site
90	Duplex Quarters	Medium	Low-Effective Use
91	Duplex Quarters	Medium	Low-Effective Use
87	Steel Wash Tank	Medium	Low-Limited Use
104	Two Car Garages	Medium	Low-Effective Use
105	Three Car Garage	Medium	Low-Effective Use
111	Gate House (West)	Medium	Low-Site
113	Research	Medium	Medium
114	Research	Medium	Low-Storage
115	Research	Medium	Low-Storage
116	Four Dwellings	Medium	Low-Effective Use
117	Research	Medium	Low-Storage
158	Garage	Medium	Medium
167	Nissan	Medium	Medium
158	Barnwood Hospital	Medium	Medium
187	Barnwood Quarters	Medium	Low-Effective Use

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199	Hoover Samuels	Medium	Medium
205	Burnwood Hospital	Medium	Low-Seismic
206	Burnwood Hospital	Medium	Low-Seismic
207	Burnwood Hospital	Medium	Low-Seismic
208	Burnwood Hospital	Medium	Low-Seismic
209	Burnwood Hospital	Medium	Medium
210	Burnwood Hospital	Medium	Medium
211	Burnwood Theatre	Medium	Low-Earthquake Use
212	Dev. Properties	Medium	Low-Seismic
213	NHCU Pkg. And Dev't	Medium	Medium
214	Coronado	Medium	Medium
215	M-C-U	Medium	Medium
217	Sanitary Office and Children	Medium	Medium
218	Administration	Medium	Medium
220	Dental Care EEO Office	Medium	Medium
222	Mail Out Plant	Medium	Low-Seismic
224	Station Laundry	Medium	Medium
226	Watersmith Theatre	Medium	Low-Earthquake Use
231	General Maintenance Equipment	Medium	Low-Limited Use
232	Utility Building	Medium	Low-Limited Use
233	Mezzan Floor	Medium	Low-Limited Use
236	Police Station	Medium	Low-Seismic
249	Greenhouse	Medium	Low-Limited Use
260	Lobby Hoops	Medium	Low-Limited Use
256	Burnwood Hospital	Medium	Low-Seismic
257	Burnwood Hospital	Medium	Low-Seismic
258	Burnwood Hospital	Medium	Low-Seismic

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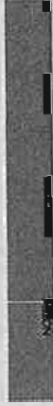
259	Comp. Wash Therapy	Medium	Low-Extreme
264	Day Treatment Room	Medium	Medium
285	Nurse	Medium	Low-Limited Use Poor Condition
286	Supply Warehouse	Medium	Low-Moderate Use Poor Condition
287	Office Area, Misc.	Medium	Low-Limited Use Poor Condition
278	Uniform Dry Clean	Medium	Medium
285	Steam Plant	Medium	Low-Serious
286	Jeans Storage	Medium	Low-Limited Use
287	Supply Warehouse	Medium	Medium
288	Reception TX Center	Medium	Medium-Serious
289	High Voltage Switchgear	Medium	Low-Limited Use
300	Detail	Medium	Low-Serious
301	RFCE and Telephony	Medium	Low-Limited Use
302	Underground Sp. Tank	Medium	Low-Limited Use
303	Elev. Water Storage Tank	Medium	Low-Limited Use
304	Reactor / Neg. Support	Medium	Low-Extreme Use Low-Limited Use
305	Eng. Transportation	Medium	Medium
306	Spot Office and Camber	Medium	Medium
307	Single Quarters	Medium	Low-Extreme Use
308	Single Quarters	Medium	Low-Extreme Use
309	Two Car Garage	Medium	Low-Extreme Use
310	Two Car Garage	Medium	Low-Extreme Use
311	Modular Home #1	Medium	Low-Limited Use
312	Modular Home #2	Medium	Low-Limited Use Condition
315	Storage/Eng. Shop	Medium	Low-Limited Use Condition
318	Modular Home #3	High	Low-Limited Use
319	Supply Storage	Medium	Low-Limited Use Condition
320	Supply Shed	Medium	Low-Limited Use Condition
325	Restroom	N/A	Low-Limited Use

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328	Recreation Office	Medium	Low/Limited Use
327	Recreation	N/A	Low/Limited Use
328	GM Club House	Medium	Low/Limited Use
330	Library/Calism	Medium	Low/Limited Use
332	Storage	Medium	Low/Limited Use
333	Toy Shed	Medium	Low/Limited Use
336	Trucks	N/A	Low/Limited Use
337	Animal housing Rm	High	Low-Specific Low/Limited Use, Condition
338	Bandshed	Medium	Low/Limited Use
340	Recreation Waite	Medium	Low/Limited Use
342	Storage - Waste Flammable	Medium	Low/Limited Use
345	Neutron Therapy Fac.	Medium	Low-Explosive Use
348	Waste Shop	Medium	Low/Limited Use
500	Woodshop/Hospital	Medium	Low-Explosive Use Fire Storage
501	Mechanical HVAC	High	Medium
502	Comph Storage Pro	N/A	Low/Limited Use
505	Park Shop	High	Medium
506	Forest Outwell	Medium	Medium
507	Magnetic Resonance Imaging	High	Low-Explosive Use
508	New Student Laundry	High	Low-Explosive Use
608	Recycling Center	High	Low/Limited Use
510	Transmission	High	
511	Storage	High	
	Eastwood School Building Agreement	N/A	Low/Limited Use
	Eastwood O.C. Lease	N/A	Low-Explosive Use
	Park Office Lease	N/A	Low/Limited Use
	Barnwood Park Lease	N/A	Low-Explosive Use
	Order Station - Highways Calism, Vibration and Post	N/A	Low-Explosive Use
	Open Space	N/A	Low-Explosive Use

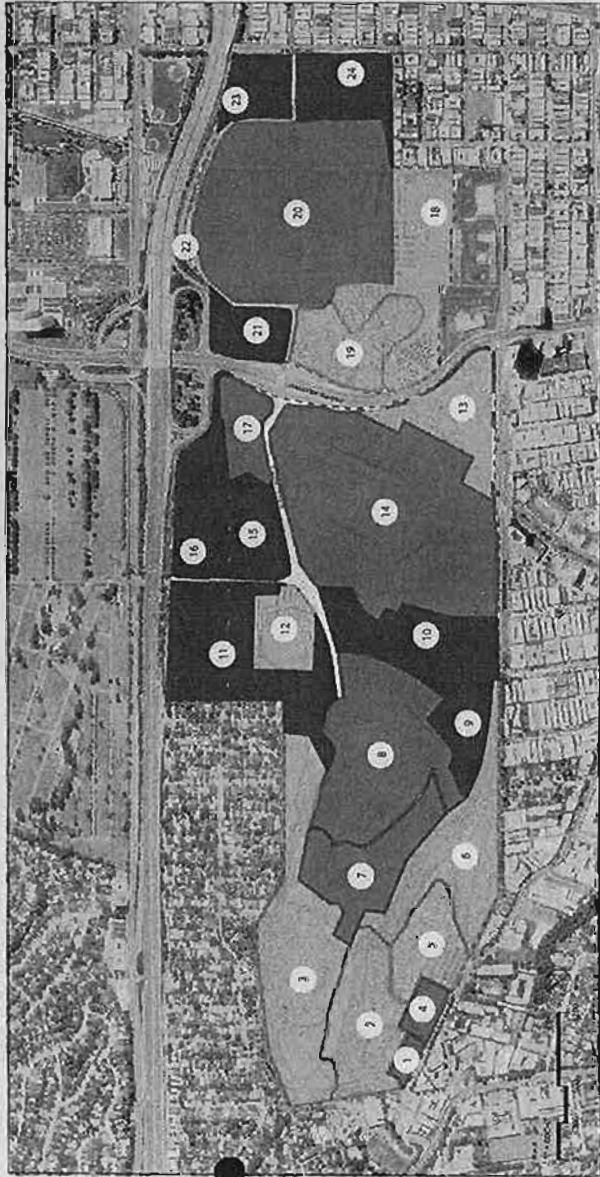
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Government Park Lease	N/A	Low/Medium Use
PH Lease	N/A	Low/Limited Use
CH Lease	N/A	Low/Limited Use
Best Cross	High	Medium
All Firms Property	N/A	N/A
U.S. Army Property	N/A	N/A
California National Guard Property	N/A	N/A



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Department of  
 Veteran Affairs  
 West Los Angeles Campus  
 Contract No. 101-25001  
 10/20/00

ALL IN  
 High Priority  
 Medium Priority  
 Low Priority

High Priority  
 Medium Priority  
 Low Priority

Prepared by  
 WPA  
 10/20/00

10/20/00

10/20/00

30-72

West LA VA EUL prepared for Microtech LLC by ED&W, Inc.									
PRELIMINARY DRAFT	Existing Land Use	Proposed Land Use	Landscape Character	Environmental Constraint(s) (such as wetland, seismic, vegetation, slope, sensitive adjacency)	Legal Constraint(s)	Estimated Area (acres)	Potential for non-VA reuse development		
							High	Medium	Low
<b>North Campus</b>									
1	Brentwood Village Parking		Surface parking	Potential area of deep fill	Under lease	1.39			
2	Brentwood School Athletic Fields		Graded for active recreation	Adjacent to Brentwood School. Potential area of deep fill.	Under lease and Cranston Act	20			
3	Golf Course		Groomed lawn with mature trees	Adjacent to Brentwood neighborhoods. Potential area of deep fill. Potential liquefaction hazard.	Cranston Act and partially commercially zoned	28			
4	Post Office		Building and surface parking	Potential area of deep fill	Under lease	3.08			
5	Brentwood Park		graded for active rec	Potential area of deep fill	Under lease and Cranston Act	6.17			
6	Arroyo		densely vegetated slope	Wetland, steep slope, and potential area of deep fill.	Cranston Act	20			
7	Active recreation and Japanese garden		graded for active recreation and gardens	Potential area of deep fill		7			
8	North and South Brentwood Hospital Historic District		Campus plan with historic buildings and extensive paved area	Potential area of deep fill	Historic District	29			
9	Brentwood Hospital parking	Proposed State Veterans Home	Surface parking	Potential area of deep fill	Under lease and 2.5 acres within Historic District	8			
10	Parking and medical ancillary structures		Buildings and surface parking			17			
11	Service area, parking, and veterans therapeutic gardens		Buildings and surface parking	Potential liquefaction hazard.	Commercial zoning	22			
12	Jackie Robinson Stadium		Stadium with landscaped perimeter	Potential liquefaction hazard.	Commercial zoning	9			
13	Landscaped Area	Proposed Veterans Memorial	Groomed vegetation	Heritage trees	Under lease	10			
14	Old Wadsworth Hospital Historic District		Campus plan with historic buildings and extensive paved area	Heritage trees	Historic District	56			
15	Support and services / Industrial		Buildings and surface parking	Potential liquefaction hazard.		18			
16	Petroleum facilities		Buildings and surface parking	Potential liquefaction hazard.		2			
17	Historic area east of Bonsall Avenue		Buildings and surface parking with landscaped open space	Potential liquefaction hazard.	Historic District	7			
<b>South Campus</b>									
18	Open space		Open space with landscaped areas		Cranston Act	21.2			
19	Historic area		Residential cluster with driveways and pathways among City of Los Angeles heritage trees	Heritage trees	Historic District and Cranston Act	10			
20	Medical Center		Large hospital building and ancillary structures with surface parking and elevated heli-pad	Potential area of deep fill.		54.8			
21	Surface parking		Surface parking	Potential liquefaction hazard.		6			
22	Medical Center loop road, Bonsall Avenue, Dowler Drive East, and Sawtelle Avenue		Paved road with landscaped buffer on east	Potential liquefaction hazard.		4			
23	Surface parking		Surface parking with perimeter landscape			6.5			
24	Area including Red Cross		Building with surface parking and sloping landscaped area	Potential area of deep fill.		10 (2.5 Red Cross)			



August 29, 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 deliverable for Modification No.1 to Task Order # 3 for Comprehensive Re-use studies for West L.A (VA contract # V101(93)P-2174). We have provided an extensive legal review and summary, detailing the extent of the existing encumbrances at the West L.A. site. In creating this summary, Patton Boggs, our strategic partner, relied upon the VAMC letter from Ralph Tillman which listed the existing occupancy agreements. It should be noted that two of the agreements, Westlake Soccer Club and the FBI agreement are expired. It should be also be noted that although these agreements have technically expired there may be an expectation of continued use.

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,

Anthony R. Jimenez  
President and CEO  
MicroTech, LLC  
8320 Courthouse Road, Suite 500  
Vienna, VA 22182

@microtechllc.com

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## LEGAL REVIEW OF EXISTING ENCUMBERANCES

### *Assessment 1:*

#### **Parties to the Contract –**

VA Greater Los Angeles Health Care system – West Los Angeles and Sharing Partner.

#### **Location –**

Wadsworth Theater.

#### **Type of Contract –**

Enhanced Sharing Agreement.

#### **Term of Contract –**

Effective date of January 1, 2002 for a ten (10) year period with one ten (10) year option to be exercised at the sole discretion of the Sharing partner.

#### **Renewal Options –**

**Who can exercise and under what conditions—**

Ten (10) year option to be exercised at the sole discretion of the Sharing Partner.

#### **Termination for cause – Describe--**

Either party may terminate contract for cause or by decree of Public Law by providing at least one hundred eighty days (180) prior written notice.

#### **Early Termination**

**Who can exercise termination ; terms --**

None stated.

“Termination for convenience” is undefined. Seek VA GC opinion on applicability of Christian doctrine to this contract.

#### **Damages –**

If Government terminates contract for any reason VA shall be responsible for the payment of all improvements made to all buildings, grounds offices, lands, among others and shall reimburse sharing partner based on 20 year amortization schedule.



## **Assessment 2**

### **Parties to the Contract –**

VA Greater Los Angeles Health Care System, West Los Angeles Healthcare Center – Westside Operating Partners Limited, Sharing Partner .

### **Location –**

2.53 acres of land commonly known as the Sawtelle area drill site, south of Constitution Avenue.

### **Type of Contract –**

Enhanced Sharing Agreement.

### **Term of Contract –**

Effective date of January 1, 2003 for a period of ten (10) years.

### **Renewal Options –**

**Who can exercise and under what conditions—**

None stated

**Termination for cause – Describe-** VA may terminate contract for cause with 90 days written notice.

### **Early Termination --**

Either party may terminate contract for convenience.

### **Damages –**

VA will be liable for damages if termination is for other than cause or for causing government owned assets or the public to be endangered. Sharing Partner shall have no liability for termination for convenience.

**Assessment 3:**

**Parties to the Contract –**

VA and UCLA (Jackie Robinson Stadium)

**Location –**

7.35 acres of the VAMC commonly known as the “Jackie Robinson Stadium”

**Type of Contract –**

Enhanced Sharing Agreement.

**Term of Contract –**

5 year term expiring on April 30, 2006 with one option permitting UCLA to renew in its sole discretion for another 5 years through April 30, 2011.

**Renewal Options –**

**Who can exercise and under what conditions—**

UCLA in its sole discretion may renew agreement for additional 5 years upon expiration of term in 2006.

**Termination for cause – Describe**

Either party may terminate this agreement for cause, upon satisfying 180 notice requirements and expiration of cure periods.

**Early Termination**

**Who can exercise termination; terms --**

Either party may terminate with 180 days notice by decree of Public law or Declaration of Federal, State or Local emergency without cause.

**Damages –**

No damages are available to either party for early termination.

**Assessment 4:**

**Parties to the Contract –**

American Red Cross – Sharing Partner; VA Medical Center West Los Angeles.

**Location –**

Southwest corner of VA grounds between Ohio Avenue and Dowlen drive.

**Type of Contract –**

Revocable License.

**Term of Contract –**

Fifty (50) years beginning on April 15, 1989 and terminating April 14, 2039.

**Renewal Options –**

**Who can exercise and under what conditions—**

None stated.

**Termination for cause – Describe**

None stated.

**Early Termination**

**Who can exercise termination; terms –**

This is a revocable license subject to termination with advance notice in writing of 360 days. Either party may exercise such termination early.

**Damages –**

IF VA terminates license early, VA will reimburse the American Red Cross the depreciated value of the building at the time of termination.

## ***Assessment 5:***

### **Parties to the Contract –**

The Salvation Army of Southern California, Sharing Partner, and The VA Greater Los Angeles Health Care Center System, West Los Angeles.

### **Location –**

West wing of first floor, entire second and third floors of Building # 212.

### **Type of Contract –**

Enhanced sharing Agreement.

### **Term of Contract –**

Ten (10) years from effective date of July 20, 2004, with a ten (10) year option at the discretion of Sharing Partner.

### **Renewal Options –**

#### **Who can exercise and under what conditions—**

One ten (10) year option to be exercised solely at Sharing Partner's discretion.

### **Termination for cause – Describe**

VA may terminate contract for cause in the event of material default by Sharing Partner. If VA termination for cause is deemed improper then termination shall be construed as termination for convenience.

### **Early Termination**

#### **Who can exercise termination; terms –**

Either party may terminate agreement with three hundred sixty five (365) day notice for cause, by decree of public law or the declaration of a federal, State or local emergency.



**Damages –**

If VA terminates contract for other than cause or if Sharing Partner has caused Government Assets or the public to be endangered, the Sharing Partner shall be entitled to receive compensation from VA in the amount of the unamortized value of the capital improvements made by the Sharing Partner to the Shared Property.

“Termination for convenience” is undefined as is the determination of damages, if any, from such termination. Seek VA GC opinion on applicability of Christian doctrine to this contract.

**Assessment 6:**

**Parties to the Contract –**  
Western States Design

**Location –**  
Building 224

**Type of Contract –**  
Enhanced Health Care Resources Sharing Agreement (V691S-203)

**Term of Contract –**  
10-years commencing on March 17, 2000 and ending on March 17, 2010.

**Renewal Options –**

**Who can exercise and under what conditions—**

There is one 5-year extension upon mutual consent (Western Design must provide request for extension no more than 120 days and no less than 90 days prior to expiration date. VA must notify Western Design of its intention **not to exercise** the extension not less than 60-days prior to expiration date.

**Termination for cause – Describe**

VA can terminate for cause in event of Western Design default or failure to comply with any contract terms and conditions or fails to provide VA, upon request, adequate assurance of future performance. VA can unilaterally terminate if Western Design has caused Government Owned Assets or the public to be endangered.

**Early Termination**

**Who can exercise termination terms**

If determined that VA termination for cause is improper, such termination shall be deemed as a "termination for convenience."

**Damages**

"Termination for convenience" is undefined as is the determination of damages, if any, from such termination. Seek VA GC opinion on applicability of Christian doctrine to this contract.

**Assessment 7:**

**Parties to the Contract –**  
Western States Design

**Location –**  
Building 224

**Type of Contract –**  
Supplement to Enhanced Health Care Resources Sharing Agreement  
(V691S-203)

**Term of Contract –**  
N/A. Supplement pertains to rent and operation of laundry in Building 224 and does not change any other than terms of original agreement.

**Renewal Options –**  
**Who can exercise and under what conditions—**  
N/A. Supplement pertains to rent and operation of laundry in Building 224 and does not change any other than terms of original agreement.

**Termination for cause – Describe**  
N/A. Supplement pertains to rent and operation of laundry in Building 224 and does not change any other than terms of original agreement.

**Early Termination**

**Who can exercise termination terms**

N/A. Supplement pertains to rent and operation of laundry in Building 224 and does not change any other than terms of original agreement.

**Damages**

N/A. Supplement pertains to rent and operation of laundry in Building 224 and does not change any other than terms of original agreement.

**Assessment 8:**

**Parties to the Contract –**

New Directions, Inc.

**Location –**

Building 116

**Type of Contract –**

Department of Veteran Affairs Lease No 691-95-010LE

**Term of Contract –**

Fifty years. Commencing on August 29, 1995 and ending on August 31, 2045. Lease entered into in accordance with the provisions of Public Law 102-590.

**Renewal Options –**

**Who can exercise and under what conditions—**

None stated.

**Termination for cause – Describe**

Termination for cause is identified for both VA and the Lessee.

A "Lessee Event of Default" occurs if Lessee defaults in lease obligation and such default continues for 120 days (the "Cure Period") from date of written notice from VA, provided that if default cannot be reasonably cured within that time, then such default will not be a Lessee Event of Default if Lessee diligently pursues and completes such cure within 120 days of the expiration of the Cure Period, provided such default does not materially interfere with VAMC activities or health, safety of employees, visitors and patients. If such cure involves environmental remediation, then such Cure Period shall be 360 days or longer as agreed to by Lessee and VA.



VA termination, however, can only occur upon a 240-day notice to Lessee after the occurrence of a Lessee Event of Default

A "Government Event of Default" occurs if VA purports to terminate the Lease for any reason other than the occurrence and continuance of a Lessee Event of Default; or VA breaches any of the provisions of the lease. In the event of that VA breach, VA shall have 30 days after written notice to cure the default provided, however, that if the default cannot be reasonably cured within that time, then such default will not be a Government Event of Default if VA diligently pursues and completes such cure within 14 days. In event of Government Default, in addition to any other rights or remedies of the Lessee, VA shall pay an amount defined in the Lease as the Reimbursement Amount.

### **Early Termination**

#### **Who can exercise termination terms**

No direct provision for either VA or Lessee to terminate Lease other than by default of the party involved. However, Lease provisions do provide that if VA terminates or cancels the Lease for any reason other than for Lessee Event of Default, Lessee is entitled to certain damages.

### **Damages**

If VA terminates the lease for other than Lessee Event of Default, VA to pay amounts (Reimbursement Amount) as set forth in Lease. Such payment shall be subject to appropriations but shall be made not later than 6 months after termination of the Lease.

### ***Assessment 9:***

**Parties to the Contract –**  
New Directions, Inc.

**Location –**  
First Floor Building 257

**Type of Contract –**  
Memorandum of Agreement for Dual Diagnosis Residential Treatment Services

**Term of Contract –**  
Five years from date New Dimensions is advised by VAMC that space in First Floor Building 257 is ready for occupancy.



**Renewal Options –**

**Who can exercise and under what conditions—**

Five year option period unless or until terminated, in writing by either party upon thirty days prior written notice.

**Termination for cause – Describe**

None stated.

**Early Termination**

**Who can exercise termination terms**

None stated.

**Damages**

None stated.

***Assessment 10:***

**Parties to the Contract –**

Westside Breakers Soccer Club and Galaxy Alliance Soccer Club.

**Location –**

MacArthur Field and Lot #38

**Type of Contract –**

Supplement to Enhanced Health Care Resources Sharing Agreement V691S-5225

**Term of Contract –**

Extend Contract V691S-5225 for use in January through May 2005.

**Renewal Options –**

**Who can exercise and under what conditions—**

Mutual agreement.

**Termination for cause – Describe**

None stated.

**Early Termination**

**Who can exercise termination terms**

None stated

**Damages**

None stated.

***Assessment 11:***

**Parties to the Contract –**

Westside Breakers Soccer Club and Galaxy Alliance Soccer Club .

**Location –**

MacArthur Field and Lot #38

**Type of Contract –**

Supplement Agreement Enhanced Health Care Resources Sharing Agreement

**Term of Contract –**

Five month agreement from January to May 2004 with an option for renewal in June 2004 and August 2004.

**Renewal Options –**

**Who can exercise and under what conditions—**

Mutual agreement.

**Termination for cause – Describe**

None stated.

**Early Termination**

**Who can exercise termination terms**

None stated.

**Damages**

None stated.

**Assessment 12:**

**Parties to the Contract –**

Westside Breakers Soccer Club and Galaxy Alliance Soccer Club.

**Location –**

MacArthur Field and Lot #38

**Type of Contract –**

Supplement to Enhanced Health Care Resources Sharing Agreement V691S-5225

**Term of Contract –**

Extend Contract V691S-5225 for use in January through May 2005.

**Renewal Options –**

**Who can exercise and under what conditions—**

Mutual agreement.

**Termination for cause – Describe**

None stated.

**Early Termination**

**Who can exercise termination terms**

None stated

**Damages**

None stated.

***Assessment 13:***

**Parties to the Contract –**  
Federal Bureau of Investigation.

**Location –**  
4500 square feet of the northeast corner of parking Lot 29.

**Type of Contract –**  
Memorandum of Understanding

**Term of Contract –**  
Five years commencing on July 1, 2000 and ending on June 30, 2005.

**Renewal Options –**  
**Who can exercise and under what conditions—**  
None stated.

**Termination for cause – Describe**  
None stated.

**Early Termination**  
**Who can exercise termination terms**  
Either party may terminate by giving at least 30-days prior written notice.

**Damages**  
None stated.



## ***Assessment 14:***

**Parties to the Contract –**  
Brentwood School.

**Location –**  
20 acres.

**Type of Contract –**  
Enhanced Health Care Resources Sharing Agreement V691S-171

**Term of Contract –**  
10 Years commencing on August 1999 with one 10-year option.

### **Renewal Options –**

#### **Who can exercise and under what conditions—**

Option to extend must be by mutual consent, however, if VA does not approve Brentwood School's desire to extend, VA shall pay the unamortized value of the Capital Improvements (\$2,500,000 or actual cost). Brentwood provided certain rights in any proposed 3<sup>rd</sup> party use or VA solicitation for use of the parcel.

### **Termination for cause – Describe**

VA can terminate for material default or if Brentwood fails to provide, upon VA written request, adequate assurances of future performance with 90-days written notice to School. School is liable to VA for any and all rights and remedies provided by law. If determined that VA improperly terminated for default, such termination shall be a termination for convenience.

### **Early Termination**

#### **Who can exercise termination terms**

VA can unilaterally terminate if School has caused Government owned assets or the public to be endangered.

Either party may terminate by giving written notice before May 1 of the year in which instance, termination occurs at the end of that year.

### **Damages**

Each party responsible for its own costs if School terminates. VA to pay unamortized cost of Capital Improvements if terminates.

**Assessment 15:**

**Parties to the Contract –**  
Web Sciences International

**Location –**  
600 square feet in Building 113.

**Type of Contract –**  
Enhanced Health Care Resources Sharing Agreement V691S-5214

**Term of Contract –**  
One year commencing on January 1, 2000 with four 1-year options.

**Renewal Options –**  
**Who can exercise and under what conditions—**  
Web Sciences International can renew.

**Termination for cause – Describe**  
Either party may terminate by giving a least 90-days written notice. In event of termination, Web Sciences international to pay for all services rendered by VA.

**Early Termination**  
**Who can exercise termination terms**  
None stated.

**Damages**  
None stated.



May 30, 2006

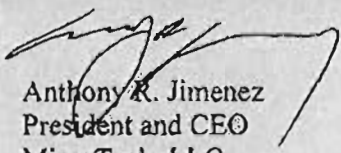
Mr. Ed Bradley  
Contracting Officer's Technical Representative (COTR)  
U.S. Department of Veterans Affairs  
Acquisition Operations Services (049A3H)  
810 Vermont Avenue  
Room 765  
Washington, DC 20420


Dear Mr. Bradley:

On behalf of the MicroTech Team, I am happy to provide the enclosed Phase 1. Environmental Baseline Report and Analysis (Revised) 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,



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# Environmental Baseline Report



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## 1.0 SITE DESCRIPTION

West Los Angeles VA is a 390+/- acre institutional site located on an alluvial plain sloping gently down from the north toward the south. The property is very roughly rectangular extending northwest to southeast alongside the Interstate 405 which borders the northeasterly side of the property. The site is surrounded by a built-up residential area containing single-family and multi-family residences along with several schools and parks at the northwest and southwest sides of the property. The University of California, Los Angeles is located a short distance to the northeast.

Except for an arroyo at the north end of the property and an embankment along the northeasterly side adjacent to a housing development most of the site has been extensively developed. Development began in the 1880's and has extended to the present time.

## 2.0 TOPOGRAPHY AND HYDROLOGY

The topography slopes gently from a high point of approximate elevation +495 on the northern boundary to a low point of approximate elevation +245 on the southern boundary (Figure 2-1, Topography and Hydrology, provided at the end of this section). This represents a change in elevation of 250 feet in a distance of 8,600 feet, or a slope just under 3%.

The golf course is located on the highest elevation on site, overlooking the Brentwood residential neighborhoods to the east and north. The course is bordered on the southwest by the fence-enclosed Japanese Garden and to the east by a steep, vegetated escarpment. The existing development on the north campus conforms to the natural slope, with buildings, roads, and parking generally following the site contours. The northwestern and eastern portions of the north campus and all of the south campus show evidence of extensive grading and filling to accommodate buildings and parking, the Jackie Robinson Baseball Stadium, and the south campus medical facility completed in 1977.

On the north campus, there is an arroyo about 3,500 feet in length, with an elevation change of approximately 70 feet, and 25 to 35 feet deep located in the northwest. There is a long escarpment 35 to 50 feet high on the northeast. The locally steep slopes of the arroyo and the escarpment are the most distinctive landforms on the site. Both the arroyo and the escarpment are natural landscape buffers, the former adjacent to the out lease parcels on the west and the latter adjacent to Brentwood Glen on the east.

Locally steep slopes along the San Diego Freeway—Interstate 405 and the southwestern boundaries create a separation between the site and the adjacent areas. In contrast, the west side of the north campus is close to grade with San Vicente Boulevard / Bringham Avenue and the commercial uses on the opposite sides of these streets.

The arroyo is a well-defined natural watercourse within the site. There is a small area of wetland within the arroyo. State and federal regulations allow development of a wetland elsewhere to compensate for removal of an existing wetland. Please see Item 7 of the section titled: 6.0 Environmental Issues and Hazards, and Section 8.0 Conclusions below for additional discussion of the wetland area.

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**FIGURE 2-1, TOPOGRAPHY AND HYDROLOGY**

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Please see the attached picture titled Environmental Baseline Report Figure 2-1  
Topography and Hydrology



### 3.0 BIOLOGICAL RESOURCES

The site is not considered a significant ecological area by the City of Los Angeles. No areas of threatened endangered species have been designated by the City of Los Angeles. Existing studies have not identified threatened or endangered species within the site.

The arroyo and the escarpment and the extensive landscape with mature trees over most of the site provide potential habitat for threatened or endangered species, including plants and animals (Figure 3-1, Open Space and Figure 3-2, Vegetation, provided at the end of this section). A site survey would be required to determine the presence of any threatened or endangered species within the site.

Generational (Heritage) trees are located within the site's two historic districts. The site's several coast live oak (*Quercus agrifolia*) are protected by the City and County of Los Angeles. See Section 6.0 Environmental Issues and Hazards, item 12, below for additional discussion of the heritage trees.

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**FIGURE 3-1, OPEN SPACE**

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Please see the attached picture titled Environmental Baseline Report Figure 3-1 Open Space

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**FIGURE 3-2, VEGETATION**

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Please see the attached picture titled Environmental Baseline Report Figure 3-2  
Vegetation

## 4.0 GEOLOGY AND SOILS

The site is within an undifferentiated shallow superficial landslide area and contains liquefiable areas. The southern portion of the site is within a fault rupture study area and contains an area of potential inundation. Slopes along the arroyo and the escarpment within the site have the potential for localized slope instability. Potential geologic hazards within the site are shown in Figure 4-1, Natural Constraints, provided at the end of this section. See Section 6.0 Environmental Issues and Hazards, items 8-11, and Section 7.0 Recommendations below for additional discussion of the geologic hazards.



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**FIGURE 4-1, NATURAL CONSTRAINTS**

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Please see the attached picture titled Environmental Baseline Report Figure 4-1 Natural Constraints

## 5.0 LANDSCAPE FRAMEWORK

The site's natural and cultural resources, including the arroyo, the escarpment, mature vegetation including heritage trees, the two historic districts, and the amenities of the North Campus recreation facilities and the two theaters are shown in Figure 5-1, Landscape Framework, provided on the next page. The majority of these resources are accessible from the north-south major collector road, Bonsall Avenue.

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**FIGURE 5-1, LANDSCAPE FRAMEWORK**

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Please see the attached picture titled Environmental Baseline Report Figure 5-1  
Landscape Framework

## 6.0 ENVIRONMENTAL ISSUES AND HAZARDS

This document is a discussion and summary of a review of existing documentation with regard to environmental issues and hazards. Based on the review of the existing documentation, the development potential of all site buildings and areas were rated based on environmental issues.

"High" potential for development will be defined as an area or building without known or potential environmental hazards requiring remediation. Buildings or areas that would fall into this category would be buildings constructed or extensively remodeled after the late 1970's, and that are not in an area of the site subject to liquefaction, fault rupture, or inundation.

"Medium" potential for development will be defined as an area or building with known or potential environmental hazards or liabilities that are typical of similar areas, hazards that can be remediated with minimal to moderate expenditure using known and proven technology and methods. This category includes areas or buildings with environmental hazards that have already been remediated or that have known contaminants below threshold levels. This includes buildings that are in an area with a potential for liquefaction, or deep fill areas, etc.

"Low" potential for development will be defined as an area or building with known or potential environmental hazards or liabilities that will require substantial expense to remediate, or hazards that may be politically or legally sensitive. An area that may fit into this category would be the wetland area, the medical waste fill area, and the areas with a potential for fault rupture or inundation.

Documents that were provided for review are listed in Appendix A.

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## FINDINGS

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A review of the available literature reveals the following environmental issues with regard to the site:

1. **Radioactive Material Storage.** Operation of the medical facilities involves the use of radioactive materials used in diagnosis and treatment of medical conditions. Records show that radioactive materials are used and/or stored in at least 12 site buildings. There is no evidence from the records that these materials have ever been mishandled or improperly disposed.
2. **Lead Based Paint (LBP).** Until lead based paints were banned from use in the 1970's most exterior and interior gloss and enameled paints contained lead. As a result of the historic nature of many buildings on this property, lead based paint should be anticipated to be present in most if not all of the buildings constructed prior to the mid 1970's.

Several buildings were sampled and tested for lead. There does not appear to have been an effort to do a comprehensive visual inspection accompanied with a sampling and testing program for all buildings.

The records did not indicate if the sampling was random, done in anticipation of remodeling work, or a comprehensive inspection and sampling of all suspected areas with lead based paint.



3. Asbestos Containing Materials (ACM's): Until banned from use by the EPA in 1979 asbestos was in common use as an ingredient in many building materials including, but not limited to:

- Sheet flooring
- Vinyl tile flooring
- Flooring mastic
- Pipe insulation
- Built-up roofing
- Roof sealants and mastics
- Plaster
- Texture wall and ceiling compounds
- Ceiling tiles

Many of the site buildings, as well as underground steam piping, have been subject to testing for ACM's. In the majority of buildings tested, ACM's were found in some form. Much of the sheet and vinyl tile flooring and mastic sampled were found to contain non-friable asbestos. Most pipe insulation tested was found to be friable asbestos.

4. Underground Storage Tanks (UST's): There are reported to be 10 underground storage tanks on site, with three already abandoned. Though there was some spillage at these tanks, according to the Water Control Board, it has been satisfactorily remediated and resolved.

During construction of the storm water drain in the arroyo, a nearby resident raised an issue regarding use of diesel-contaminated soil as fill material. The soil came from an on-site soil stockpile at the south end of the site. Subsequent testing detected slight hydrocarbon contamination in only one of several samples. The level of contamination detected did not trigger a requirement to remove or treat the suspected affected soil.

However, what is in question is the source of the slightly contaminated soil. If this came from on-site, what is the source of the soil?

Soils under the Brentwood School Athletic Fields were tested for diesel contamination in 1999 and 2000. The testing and results are contained in an investigation reported titled, "Soil Investigation Report, Brentwood School Athletic Fields", by Locus Technologies, dated November 21, 2000. Diesel hydrocarbons were detected in levels ranging from 10.6 to 20.5 mg/Kg. Apparently because the hydrocarbon levels found during the testing were below threshold "action" levels, Locus Technologies stated that, "No further action is warranted."

5. Medical Waste Disposal Areas: An approximately two-acre area along the banks of the arroyo was used as a biomedical waste disposal area from the 1950s until 1968. This medical waste included radioactive biomedical wastes. These radioactive medical wastes were apparently disposed of in accordance with the U.S. Department of Energy requirements that allow for burial of radioactive medical wastes. The waste material was subsequently covered with 6 to 8 feet of

30-106

An EPA "Closed Site Assessment" form, dated 1/9/95, concerning the biomedical waste site

6. Solid Waste Disposal: The banks of the arroyo appear to have been used for solid waste disposal, particularly demolition wastes, since the site was developed as a veteran's home. The majority of the demolition wastes appear to be from demolition of the original Wadsworth Hospital in the early 1970's. These wastes contain asbestos-containing materials. Wastes uncovered by construction of the Brentwood School athletic fields were removed to an off-site disposal area. Waste remaining is buried under 15+ feet of soil fill.
7. Wetlands: The bottom of the arroyo supports wetland vegetation. Approximately 1/2 of the wetland growth was destroyed by the mid-90's installation of a storm drain extension under the new Brentwood School athletic fields. This was done with the understanding that demolished wetlands would be replaced on 1.5:1 basis. At this time the wetlands area is in excess of three acres along the remaining portion of the arroyo.
8. Potential Fault Rupture Hazard: An area at the south end of the site including areas "U", "V", and a portion of area "T" are within an area identified as having a potential for rupture during an earthquake. A Fault Rupture Hazard Study will be required by the permitting agencies prior to development within this area. If a future study finds this to indeed be an active fault zone there is little likelihood that residential structures would be allowed to be constructed in this area. Development would most likely be limited to low-rise commercial structures.
9. Potential Liquefaction Hazard Area: An area with a potential for liquefaction during an earthquake is located in areas "L", "M", "N", and "P". Development over this area will be dictated by the findings of geotechnical studies done for any proposed structures. High-value structures that can justify deep pier foundations or extensive ground improvement work can be built over this area. The value of typical single-family or multi-family structures cannot justify this engineering and construction expense associated with a foundation capable of compensating for liquefaction hazards.
10. Deep Fills: Areas of deep soil fill are located along the arroyo in areas "A", "C", "D", "I", "J" and also to the south in areas "T" and "W". Foundations can be engineered to prevent the destructive differential settlement that can occur over the uneven deep fill depths but these are generally not associated with residential construction.  

Deep fill materials, especially if associated with demolition debris or other waste materials, are considered poor foundation materials. Construction of buildings over such areas typically involves removal of poor foundation materials, subsurface ground improvements, or expensive foundation systems.
11. Potential Inundation Hazard Area: Areas "U" and "V" are identified as being in the path of flooding that may occur should an upstream dam fail during an earthquake. This type of risk will dictate the types of uses for this area that will



be allowed by the local permitting agencies. However, aerial photographs show residential development of off-site areas within this zone.

12. Heritage Trees: Previous environmental studies have identified a number of trees near some of the historic buildings as being "heritage" trees protected by local ordinances. Removal of these trees for future development should not be anticipated unless the condition of the tree poses a hazard to existing and proposed structures. In some cases, a tree may be removed once an agreement has been reached with the permitting agencies to plant and maintain replacement trees elsewhere.
13. Mold: Mold spores were found in Building 308, a "single quarters" building. The mold investigation was done in response to complaints regarding chronic mold and mildew growth in the building. While the study confirmed the presence of mold it did not identify the source of moisture that continued to promote the mold growth. The study did report that there was no obvious roof or plumbing leaks in the structure. It is likely that there is inadequate ventilation in the structure that prevents excessive humidity from showers and baths, crawl space soil, etc. from being dissipated out of the structure. This condition can most likely be remediated by ventilation improvements to the building.
14. Methane Gas: Methane gas is associated with the on-site oil wells. Wind dissipation of gases often reduces or eliminates the risk of combustion associated with high concentrations of this gas. Where there is known subsurface methane gas it can also be trapped in basements, under concrete slabs, and in crawl spaces. High concentrations of gas in basements and crawl spaces (steam tunnels) can be a health risk as well as an explosion and/or fire hazard.
15. Oil Wells: There are a number of active and inactive oil wells on site. There is the potential for oil leaks at the wellhead or along the pipelines conveying oil away from the wells. The presence of an abandoned well can also be detrimental to foundations systems if located directly under a bearing point of the building.



## 7.0 RECOMMENDATIONS

1. It is recommended that leak testing be done at all of the underground storage tanks. If leaks are detected, it is recommended that soil samples be taken and tested for hydrocarbons.
2. It is also recommended that follow-up testing be done to delineate the medical and construction debris disposal areas. It is recommended that a Health Risk Assessment be done for areas where radiological wastes, medical wastes, and construction demolition debris is known to be buried to quantify the potential health risks for use of these areas. This should include an assessment of the risk to contractors doing grading and sub-surface drilling for exploration purposes as well as for construction of pile footings.
3. It is recommended that further research be done to determine the source of the diesel-contaminated soil used for fill under the Brentwood School Athletic Fields. This soil apparently came from an on-site soil stockpile under a helicopter-landing pad. There may be some knowledge of where the soil originally came from that was used to form the soil stockpile under the landing pad. If the potential contamination can be traced back to an on-site source it is recommended that additional testing be done in areas with a potential diesel fuel contamination.
4. It is recommended that at a minimum testing be done in the basements or crawl spaces of a representative sample of site buildings and in steam tunnels to determine the extent, if any, of methane gas contamination. If methane gas is found over threshold limits in the representative samples, it is then recommended that any new construction, or building additions be accompanied by design of a sub-surface methane gas detection, collection, and ventilation system.
5. All new site construction, including building additions, should be accompanied by a soils investigation that addresses foundation construction in areas with deep fill, liquefaction, and ground fault rupture.
6. It is recommended that a survey of all know on-site oil wells be conducted to determine whether unused wells have been properly abandoned. A visual survey (Phase I Environmental Assessment) of all of the well sites should be conducted to evaluate where there have been leaks around the wellheads.

## 8.0 CONCLUSIONS

The majority of the site and buildings may be classified as having a "Medium" to "High" potential for development based on the presence of Lead Based Paint (LBP) and Asbestos Containing Materials (ACM's) in the preponderance of the buildings. ACM's will also need to be removed from steam piping insulation throughout the south end of the site. These materials are typical of most sites and buildings built prior to the late 1970s.

The north end of the site may also be classified as having a "Medium" potential for development although there are known biomedical, radioactive medical waste, and construction demolition waste (containing ACMs) areas. The arroyo at the north end also contains a wetland area. There is the potential for future negative public reactions to living on or near these types of environmental hazards that pushes this end of the site closer to the "Low" potential for development.

The wetland area is not a significant obstacle to future development in that State and Federal regulations allow for development of a wetland elsewhere to compensate for the removal of this wetland. This can become a politically or publicly sensitive issue especially if endangered species are known to inhabit the area. Since the existing studies have not identified any endangered species in this area and installation of the storm drain extension did not result in public opposition (as far as documentation provided identifies), the wetlands themselves should not qualify this area as having a "Low" potential for development.

The biomedical, radioactive medical waste and ACM containing construction debris waste sites are all now buried under 15-to-30 feet of fill material. None of these disposal areas is considered a significant environmental hazard at this time. Radiation and ACMs are below threshold limits. Wastes encountered during development of the athletic fields were removed to a suitable off-site disposal area. Without a potentially negative public reaction to these types of wastes, this end of the site may be considered as having a "Medium" potential for development. Remediation of these wastes includes encapsulation (which has already been done) or removal to an acceptable disposal site.

The potential for development in the areas with a subject to liquefaction, ground fault rupture, and inundation, in addition to the deep fill areas, will be highly dependent on the nature of proposed developments. There is very little probability that the County of Los Angeles would allow any type of new residential development within a defined fault zone although commercial uses are generally allowed in these areas. However, these areas were classified as having a "low"-to-"medium" potential for development in that extensive engineering and soils studies will be required for development within these areas.

**APPENDIX A**

The following information identifies the Government Furnished Information (GFI) provided:

1. "West Los Angeles Strategic Site Plan", January, 2005, Department of Veterans Affairs Office of Asset Enterprise Management. Microsoft Excel file "Att A-West Los Angeles Strategic Site Plan".
2. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "Att B-West Los Angeles Reuse Data Call Results".
3. "CARES Decision Document", Department of Veterans Affairs Office of Asset Enterprise Management, May 2004. Acrobat PDF file, "Att C-VA CARES Decision Document May 2004"
4. "Data Validation Sheet". Microsoft Excel file, "GFI-West LA"
5. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "DataValidation2"
6. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "revDataValidation"
7. "EDR Report", May 18, 2005, Adobe PDF file, "GLAHS db 241491r"
8. "Sanborn Map Report", EDR, May 18, 2005. Adobe PDF file, "GLHAS sb nc 1424149\_2"
9. ""Record of Survey"", Merrell-Johnson Engineering, Inc., September 2001, AutoCADD file "EmailRS".
10. "Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.1"
11. "Record of Survey", Sheet 2/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.2"
12. "Record of Survey", Sheet 3/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.3"
13. "Record of Survey", Sheet 4/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.4"
14. "Record of Survey", Sheet 5/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.5"
15. "Greater Los Angeles HCS-West Los Angeles Division (Site Plan)", January, 2005 Department of Veterans Affairs Office of Asset Enterprise Management. Microsoft Excel file "West Los Angeles Strategic Site Plan".
16. Report to the VA GLAHS Radiation Safety Committee, "Areas Approved for Storage and/or Usage of Radioactive Materials, January, 2005. Adobe PDF file, "RAM approved AREAS VA GLAHS".



17. *Report to the VA GLAHS Radiation Safety Committee, "Areas Approved for Storage and/or Usage of Radioactive Materials, January, 2005. Microsoft Excel file, "RAM approved AREAS VA GLAHS".*
18. *"Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volume 1, 25-Year General Use Plan", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 1 RBB".*
19. *"Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volumes s, Environmental Assessment", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 2 PAI".*
20. *"Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volume 3, Real Estate Assessment", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 3 KP".*
21. *"Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (1)".*
22. *"Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (2)".*
23. *"Record of Survey", Sheet 3/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (3)".*
24. *"Record of Survey", Sheet 4/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (4)".*
25. *"Record of Survey", Sheet 5/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (1)".*
26. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (1)".*
27. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (2)".*
28. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (3)".*
29. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (4)".*
30. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (5)".*
31. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (6)".*
32. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (7)".*
33. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (8)".*



34. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (9)".*
35. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (10)".*
36. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (11)".*
37. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (12)".*
38. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (13)".*
39. *"Master Plot Plan-Easements", September 9, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "Esmt785 Model (1)".*
40. *"Master Plot Plan", October 16, 1989, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "pltpln1br1 Model (1)".*
41. *"Master Primary Power", July 23, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "PU2135 Model (1)".*
42. *"Master Gas Line Plan", July 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2130R1 Model (1)".*
43. *"Master Water Lines Plan", April 22, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2131 Model (1)".*
44. *"Master Sanitary Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2132SYDN Model (1)".*
45. *"Master Storm Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2133SDN Model (1)".*
46. *"Master Phone System Plan", January 21, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2139MPS Model (1)".*
47. *"LAG External Steam Lines", July 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2580SL Model (1)".*
48. *"Master Plot Plan-Easements", September 9, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "Esmt785 Model".*
49. *"Master Plot Plan", October 16, 1989, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "pltpln1br1 Model".*
50. *"Master Primary Power", July 23, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "PU2135 Model".*
51. *"Master Gas Line Plan", July 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2130R1 Model".*
52. *"Master Water Lines Plan", April 22, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2131 Model".*

53. "Master Sanitary Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2132SYDN Model".
54. "Master Storm Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2133SDN Model".
55. "Master Phone System Plan", January 21, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2139MPS Model".
56. "LAG External Steam Lines", July 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2580SL Model".
57. AutoCADD file, "Topo Full Site Plan 1=50".
58. "Biological Assessment Report", February 22, 1995, Ted L. Hanes, Ph.D., Consulting Biologist. Adobe PDF file, "Biological Assessment Report".
59. "Environmental Assessment, Brentwood School Athletic Fields Grading Project and Recreation Facility Development", October 23, 2000, Locus Technologies. Adobe PDF file, "Environmental Assessment".
60. "Reinspection for Asbestos Containing Materials" a compilation of asbestos, lead based paint, and mold investigations of VA-GLAHS Buildings 90A, 114, 211, 213, 215, 222, 256, 258, 278, 300, 304, 305, 306, 308, 337, 500", from October 20, 2003 to September 24, 2004 by Environmental Engineering, Inc. Adobe PDF file, "Industrial hygiene W1a".
61. "Materials License, U.S. Nuclear Regulatory Commission Form 374", September 21, 1998. Adobe PDF file, "materials license".
62. "Soils Investigation Report, Brentwood School Athletic Fields Grading Project and Recreation Facility Development", November 21, 2000, Locus Technologies. Adobe PDF file, "Soil Investigation Report".
63. "VAMC West LA Asbestos Building Survey Report", June 1996, Industrial Hygiene. Adobe PDF file, "VAMC West La".
64. "Brentwood School Project, Environmental Documents, Volume 1", October 18, 1999, URS Greiner Woodward Clyde, Adobe PDF file, "Vol. 1".
65. "Brentwood School Project, Environmental Documents, Volume 2", October 18, 1999, URS Greiner Woodward Clyde, Adobe PDF file, "Vol. 2".
66. A letter from Betsy Currow of the Environmental Protection Agency to Kenneth J. Clark of the US Veterans Administration Medical Center. The date is illegible.
67. A letter from Cathy Harrison of the California Department of Health Services to Ken Spivey of the US Department of Veterans Affairs, dated February 8, 2002.
68. An EPA "Closed Site Assessment" form, dated 1/9/95, concerning the biomedical waste site.
69. A letter from Jonathan S. Bishop, Executive Director of the California Regional Water Quality Control Board regarding Underground Storage Tanks - Case Closure to Tom Tripp, U.S. Veterans Administration, dated May 31, 2005.