



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

December 12, 2006

The Honorable Henry A. Waxman
Ranking Member
Committee on Government Reform
U.S. House of Representatives
Washington, DC 20515

Dear Congressman Waxman:

This is a follow-up to my letter of May 10, 2006, regarding your request for information on the Capital Asset Realignment for Enhanced Services (CARES) process for the West Los Angeles Department of Veterans Affairs (VA) Healthcare Center campus.

The Veterans Health Administration has prepared the enclosed fact sheet and two CD ROMs which provide the documentation that you and Chairman Tom Davis requested.

I wish to bring to your specific attention information contained in this material related to your requests #13 through #16 concerning environmental issues, and in particular, any possible radioactive medical wastes beneath or near the location of the Brentwood School's athletic fields. VA's response clearly identifies a number of independent consultants and Federal and state reports that reviewed this issue. The conclusion of all these reports is that there were no radioactive materials on the site. Unfortunately, a draft CARES report that should not have been released to your office contained an erroneous statement that indicated radioactive materials may be present on site. That draft CARES report was placed on your Web site. The contractor subsequently reviewed the reports and removed the reference from the final report to VA that will be released when I have made my decision regarding which options are to be studied in CARES Phase 2.

A recent Los Angeles Times article resurfaced this same issue. In order to alleviate the public's apprehension and validate that there is not any danger, the VA Greater Los Angeles Healthcare System has engaged the environmental consulting firm, Millennium Consulting Associates, to provide a new environmental assessment to check for radioactive waste contained in the soil in this area of the West Los Angeles VA campus. However, to avoid any further misunderstanding regarding this issue, I am requesting that you remove the draft CARES report from your Web site and when it is available replace it with the corrected final report.

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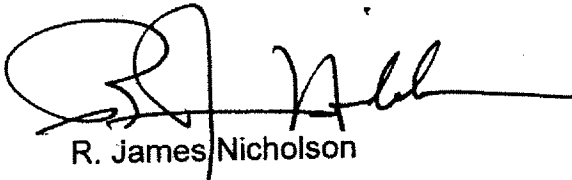
The Honorable Henry A. Waxman

The information provided to you in response to your request may contain trade secrets or confidential commercial or financial information which would be exempt from disclosure under the Freedom of Information Act (FOIA), 5 U.S.C. 552(b)(4). The information contained in the awarded contract provided to you for use in your capacity as Ranking Member of the Oversight Committee, would be considered as such information (5 U.S.C. 552(b) (4)). Although FOIA does not apply to the documents once they are released by VA to the Oversight Committee, we caution against further disclosure of the contractors' proposal because of the sensitive nature of the information contained therein. Other documents provided are only authorized for release to the Committee in its oversight capacity and we ask that they not be shared with the general public.

As the CARES process moves from development into implementation, we will continue to honor VA's commitment to provide quality care to our Nation's veterans. VA's goal is to continue to provide West Los Angeles veterans with quality health care and access to specialty services in a cost effective manner, while maximizing any reuse of the current VA property.

Thank you for your continued interest in health care for our Nation's veterans. A similar reply has been sent to Chairman Davis.

Sincerely yours,



R. James Nicholson

Enclosures

Department of Veterans Affairs (VA)

**FACT SHEET for The Honorable Tom Davis III, Chairman
And The Honorable Henry A. Waxman, Ranking Member
Committee on Government Reform**

**RE: Capital Asset Realignment for Enhanced Services (CARES) process for West
Los Angeles**

Requested Information and Documents regarding West Los Angeles

Included in the Fact Sheet are responses to the requested information about assumptions, data and background materials VA and its contractors are using in the CARES process for the West Los Angeles campus. Two CD ROMS are provided that contain the documents requested. A table of contents, Attachment A, is also included at the beginning of each CD ROM. The number and title used to identify the documents in the Fact Sheet are the same on the CD ROM table of contents.

CARES contracts and reports

Request 1: Copies of all CARES contracts and contract modifications related to the West Los Angeles VA Medical Center (VAMC) between VA and PricewaterhouseCoopers (PwC) including Contract Number V776P-0515 (whether awarded by the VA or by another federal agency acting on its behalf), and any subcontract and subcontract modification between PwC and any other contractor or vendor, including but not limited to, Enterprise Solutions, MicroTech, or its partners, including CB Richard Ellis.

Response: The CARES contract (V776P-0515) was a task order that was issued against the General Service Administration (GSA) *Management Organizational and Business Improvement (MOBIS)* Federal Supply Schedule contract. The task order was awarded on January 7, 2005, to PwC. The task order was for various CARES studies to be conducted at 22 locations, one of which was West Los Angeles.

List of documents provided:

1. PricewaterhouseCoopers MOBIS Schedule Contract Number GS-10F-0466N
2. CARES Business Studies Contract V776P-0515 (Jan 7, 2005)
3. Modification Number SA1 (Mar 3, 2005)
4. Modification Number SA2 (Mar 8, 2005)
5. Modification Number SA3 (May 2, 2005)
6. Modification Number SA4 (Jul 20, 2005)
7. Modification Number SA7 (Nov 11, 2005)
8. Modification Number SA8 (Feb 13, 2006)
9. Modification Number SA9 (Jun 1, 2006)

Modification Numbers SA5 and SA6 are only related to Gulfport, Mississippi, and are therefore, not included.

Request 2: Copies of all contracts and contract modifications to develop capital use or capital plan options, or re-use plans or re-use options, for the West LA VAMC, whether awarded by the VA or by another federal agency acting on its behalf.

Response: The CARES contract (task order V776P-0515) issued against the GSA MOBIS contract included the development of a comprehensive capital plan for West Los Angeles. The documentation related to contract (task order V776P-0515) is provided in response to Request 1. VA awarded a contract (V101(93)P-2174) to MicroTech LLC for Enhanced Use Lease Real Estate Advisory Service. VA issued a task order (Task Order 3) to MicroTech LLC against that contract for a Property Reuse/Redevelopment Plan for West Los Angeles.

List of documents provided:

10. Enhanced Use Lease Real Estate Advisory Service contract number V101(93)P-2174 (Dec 9, 2004)
11. Comprehensive Reuse Study task order number 3 (May 9, 2005), attachment C – CARES Decision (included in the document)
12. Modification 1 to task order number 3 (Aug 12, 2005)
13. Modification 2 to task order number 3 (Mar 9, 2006)

Request 3: VA documents given to PwC, MicroTech, Enterprise Solutions and any other contractor or vendor for CARES analysis of the West LA VAMC and any CARES documents generated by PwC, MicroTech, Enterprise Solutions and any other contractor or vendor.

Response: In responding to this request we are first listing the documents the government provided to PwC and then the documents provided to Microtech; followed by a listing of the documents provided by PwC and then documents provided by Microtech. No documents were provided to or from Enterprise Solutions or any other contractor or vendor.

List of documents provided:

Documents provided to contractors

Documents provided to PwC

14. West Los Angeles Strategic Site Plan
15. Detailed Statement of Work, Attachment 1 to CARES Business Plan Study contract number V776-04-241, document also at item 2.
16. Attachment 2 to the CARES Business Plan Studies Contract V776-04-241, documents also at item 2
Baseline (FY2003) Veterans Population and Enrollees

Projected Veterans Population and Enrollees
Space and Functional Survey Data
Facility Condition Assessment
Unit Costs to Provide In-House Care
Non-VA Care Unit Cost
Baseline (FY 2003) Utilization (workload)
VA Enrollee Workload Projections through 2023
Present and Historical Staffing Levels
Spinal Cord Injury Inpatient Projections
Blind Rehab Inpatient Projects
Uniques by County for FY 2003
Long Term Care (NHCU, Home Care, and Assisted Living) Utilization
Projections
CARES Strategic Planning Categories

Documents provided to MicroTech

17. Request for Plot Plan for West Los Angeles—Attachment A to task order number 3 for West Los Angeles, documents also provided at 11
18. Summary of the environmental and physical condition of VA controlled property and buildings—Attachment B to task order 3, documents also at 11
19. CARES Decision Report May 2004—Attachment C to task order 3, documents also at 11
20. West Los Angeles Reuse Data Call Results (Sep 2005)
21. Letter regarding underground storage tank program (May 31, 2005)

Documents produced by contractors

Documents produced by PwC

22. Review of Government Furnished Documents & Data Gap Identification for Environmental Data (Mar 15, 2005)
23. Quality Assurance Plan (Mar 18, 2005)
24. Methodology and Study Team Guide (May 24, 2005)

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Chapter 3 – Healthcare

Chapter 4 – Capital Planning

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Appendix 1, Glossary

Appendix, Chapter 2, Decision Support and Business Planning

- Appendix, Chapter 3, Healthcare
- Appendix, Chapter 4, Capital Planning
- Appendix, Chapter 5, Re-use Studies
- Appendix, Chapter 8, Stakeholder Engagement
- 25. Stakeholder Input Analysis Report, (Jan 1 to May 31, 2005)
- 26. CARES Stage 1 Summary Report for West Los Angeles (Aug 2005)

Documents produced by MicroTech

- 27. Phase I. Real Property Baseline Report and Analysis (May 24, 2005)
 - a. Real Property Baseline Report and Analysis (May 24, 2005)
 - b. Legal Review and Summary of Existing Encumbrances (Aug 29, 2005)
- 28. Phase I Environmental Baseline Reports
 - a. Phase I. Environmental Baseline Report and Analysis (May 24, 2005)
 - b. Phase I. Revised Environmental Baseline Report and Analysis (May 30, 2005)
- 29. Phase I. High Level Reuse Potential Analysis (May 24, 2005)
- 30. Updated Phase I Deliverables (Jul 18, 2005)
- 31. Phase II, Comprehensive Reuse Studies for West Los Angeles (Aug 15, 2005)

Request 4: Copies of any audits of programs or finances at the West Los Angeles VA Medical Center, whether conducted by the VA itself, by another federal agency acting on behalf of the VA, or under contract with a private-sector auditing firm.

Response: Copies of Fiscal Quality Assurance Audits from March 14, 2003, to April 7, 2006, have been included.

List of documents provided:

- 32. VA Fiscal Quality Assurance Audits at West Los Angeles
 - Patient Funds (Mar 14, 2003)
 - Accounting (Jul 25, 2003)
 - Agent Cashier (Jan 27, 2004)
 - Payroll Administration and Employee Accounts (Mar 12, 2004)
 - Personal Funds of Patients (Apr 7, 2004)
 - Accounting (Jun 28, 2004)
 - Agent Cashier (Dec 31, 2004)
 - Personal Funds of Patients (Feb 18, 2005)
 - Payroll Administration and Employee Accounts (Apr 26, 2005)
 - Accounting (Sep 9, 2005)
 - General Post Funds (Sep 29, 2005)
 - Payroll Administration and Employee Accounts (Mar 25, 2006)
 - Agent Cashier Review (Apr 7, 2006)

Request 5: Copies of all CARES documents relating to the definition of "commercial" including but not limited to the June 9, 2005, informational paper compiled for VA and the directive dated July 5, 2005, to Office of Strategic Initiatives.

Response: There is no formal VA directive or policy defining the term, commercial. The term was used by VA and its contractors in developing options for Stage I of the CARES Business Plan Studies.

List of document provided:

33. Informational Paper compiled for VA (Jun 9, 2005)
34. Directive to Office of Strategic Initiatives (OSI) – note from Director, OSI indicating Secretary briefed and OSI to proceed with definition of the term, commercial, in informational paper #33 (Jul 5, 2005)
35. Memorandum from Director, Office of Strategic Initiatives to Chairman, West Los Angeles Advisory Panel regarding guidance to PwC on the term “commercial” for the West Los Angeles study (Sep 2005)

Request 6: A description of land use planning expertise of PwC, Enterprise Solutions, MicroTech and its partners, including CB Richard Ellis, and all other vendors and contractors.

Response: The contractor’s technical proposal in response to the CARES Business Plan Studies solicitation and the Enhanced Use Lease Real Estate Advisory Service solicitation contains information on its qualification in land use planning.

List of documents provided:

36. PwC technical capabilities for Capital Asset Realignment for Enhanced Services (CARES) Business Plan Studies contract, this is also at item 2 (Jan 31, 2005)
37. MicroTech technical proposal for the Enhanced-Use Lease Real Estate Advisory Service contract, this is also at item 10 (Dec 9, 2004)
38. S&S Construction Services and American Commercial Group technical proposal for the Enhanced-Use Lease Real Estate Advisory Service contract (Nov 1, 2004)
39. Management Technology Consulting technical proposal for the Enhanced-Use Lease Real Estate Advisory Service contract (Nov 15, 2004)
40. Pruitt Group EUL, LP technical proposal for the Enhanced-Use Lease Real Estate Advisory Service contract (Dec 9, 2004)

West Los Angeles VA budget, revenues and expenditures

Request 7: Copies of all current land agreements and modifications, including but not limited to, revocable licenses, enhanced sharing agreements, enhanced use agreements, mineral rights leases, federal leases, local leases and memorandum of agreements for the West Los Angeles VA Medical Center.

Response: VA has provided copies of all current land agreements which are limited to enhanced sharing agreements, and memorandum of agreements. *There are no revocable licenses, mineral rights leases, federal leases or local leases.*

List of documents provided:

Long-term Sharing Agreements.

41. Sharing Agreement Number V691S-171 (Aug 1999 to Jul 2009)
42. Sharing Agreement Number V691S-203 (Mar 2000 to Mar 2010)
43. Sharing Agreement Number V691S-159 (Jan 2002 to Dec 2021)
44. Sharing Agreement Number V691S-5257 (Jul 2004 to Jun 2014)

Memorandums of Understanding

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

Request 8: Copies of short-term agreements and modifications, including operational agreements, for the years 2003 through the present, including one-day agreements, together with a detailed record of revenue generated by land agreements and how those revenues were allocated.

Response: Copies of the short-term agreements are provided. The agreements include fee schedules; however, a detailed record of revenue generated by land agreements and how those revenues were allocated is not available. All revenue received for the short-term agreements are allocated to the facilities' appropriation account. The amount spent is not monitored by the individual sharing agreements.

List of documents provided:

Short-term Sharing Agreements.

46. Sharing Agreement Number V691S-5160 (Jan 16-21, 2003)
47. Sharing Agreement Number V691S-5165 (Feb. 10-12, 2003)
48. Sharing Agreement Number V691S-5168 (Feb. 19- Mar 11, 2003)
49. Sharing Agreement Number V691S-5184 (Mar 17-28, 2003)
50. Sharing Agreement Number V691S-5184 (May 15, 2003)
51. Sharing Agreement Number V691S-5193 (July 22 & 23, 2003)
52. Sharing Agreement Number V691S-5198 (Aug 4-7, 2003)
53. Sharing Agreement Number V691S-5213 (Oct. 17-20, 2003)
54. Sharing Agreement Number V691S-6019 (Apr 11-Jun 10, 2005)
55. Sharing Agreement Number V691S-6023 (May 3-5, 2005)
56. Sharing Agreement Number V691S-6131 (Jun 18, 2005)
57. Sharing Agreement Number V691S-6130 (Jul 5, 2005)
58. Sharing Agreement Number V691S-6136 (Jul 26- Aug 1, 2005)
59. Sharing Agreement Number V691S-6137 (Aug 9, 2005)
60. Sharing Agreement Number V691S-6135 (Sep 19-Oct. 31, 2005)
61. Sharing Agreement Number V691S-2006/09 (Nov 3-6, 11-13, 19-22, 2005)
62. Sharing Agreement Number V691S-2006/15 (Dec 12, 2005)
63. Sharing Agreement Number V691S-2006/16 (Feb. 11, 2006)
64. Sharing Agreement Number V691S-2006/19 (Feb 24 & 27, 2006)
65. Sharing Agreement Number V691S-2006/20 (Feb. 27-Mar 1, 2006)
66. Sharing Agreement Number V691S-2006/27 (Mar 20, 2006)
67. Sharing Agreement Number V691S-2006/29 (Apr 18-20, 2006)

Request 9: A detailed copy of the budget for West Los Angeles for 2003 through the present, including monies allocated by the government or private sources, and all expenses, including patient care, operating expenses, salary and services.

Response: The financial projections for fiscal years 2003 to 2006 are provided. The projections represent the budget for West Los Angeles Health Care System as of that date.

List of documents provided:

- 68. Fiscal Year 2003 Financial Projection
- 69. Fiscal Year 2004 Financial Projection
- 70. Fiscal Year 2005 Financial Projection
- 71. Fiscal Year 2006 Financial Projection

Forecasts of needs and services at the West Los Angeles VA Medical Center

Request 10: VA documents given to PwC, Enterprise Solutions, MicroTech and any other contractor or vendor concerning projected numbers of returning and enrolling veterans at the West LA VA Medical Center, including but not limited to, the Milliman Actuarial Study, and any documents generated by those companies or any other contractor or vendor concerning projected numbers of returning and enrolling veterans.

Response: The data from the Milliman Actuarial Study was used by PwC for CARES Business Plan Studies.

List of documents provided:

- 72. FY04 VA Enrollee Health Care Projection Model, Strategic Planning Run Report
 - Executive Summary
 - Enrollment Projections
 - Trend Rate Assumptions
 - Degree of Community Management
 - Reliance Adjustments
 - Databases and Report Writers
 - VA Model Projection Database for CARES, January 19, 2005
 - VA Model Projection Database for CARES, January 24, 2005

Request 11: Documents the VA used to develop projected numbers of returning and enrolling veterans at the West LA VAMC.

Response: The West Los Angeles Databook used by PwC for the Stage 1 analysis contained data extracted from the VA ProClarity cube which is based on the VA Enrollment Health Care Projection Model, Fall 2004 Strategic Planning.

List of documents provided:

- 73. West Los Angeles Databook

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- West LA inpatient & outpatient projected utilization
- Long term care demand
- Domiciliary allocation by facility in CARES
- 74. VISN 22, California market enrollment by priority group graph
- 75. West Los Angeles demographics of geographic areas

Serving the Needs of Homeless Veterans

Request 12: The California Department of Veterans Affairs (CDVA) has reported that there are more veterans living within a 50-mile radius of the West Los Angeles VA Medical Center than in 42 other states combined. A recent report issued by the Los Angeles Homeless Services Agency (LAHSA) found that of the 82,291 homeless people in Los Angeles County, 15,420 of them are homeless veterans. Given this overwhelming population of homeless veterans in Los Angeles County, please provide my office with the VA's plan to address homelessness in the Los Angeles area during the CARES process.

Response: VA is providing you with an overview of the history and current scope of services for homeless veterans at the VA Greater Los Angeles Healthcare System (GLA) through its Comprehensive Homeless Center. This document provides: a history of VA homeless programs at GLA; the number of veterans affected by homelessness and where they are; the causes of veteran homelessness; what is being done to help veterans who are or will become homeless; how VA is working with the public and private sector to help West Los Angeles veterans; the impact VA is making on veteran homelessness at GLA; and what is in store for the future.

List of documents provided:

- 76. Overview of Programs for Homeless Veterans at West Los Angeles (May 15, 2006)

Environmental documents

Request 13: Please provide all documents given to PwC, Enterprise Solutions, MicroTech and any other contractor or vendor regarding environmental issues and hazards at the West Los Angeles VA Medical Center.

Response: The Brentwood school project documents were provided to PwC regarding environmental issues at the West Los Angeles VA Medical Center. The initial study (Brentwood School Project, Environmental Documents, 1981-1983) identified a number of environmental parameters that would be affected by the proposed project. Minor (non-significant) environmental parameters that were briefly discussed included: earth/soil; air quality; hydrology; plant life; light and glare; land use; utilities and cultural/archaeological resources. The environmental impact report for the proposed Barrington Recreation Center addition focused primarily on four major environmental parameters: noise; recreation; traffic circulation and parking; and radiological health and safety.

The purpose of the Soil Investigation Report by Locus, (November 21, 2000) was to provide additional characterization for a portion of the GLAHS property known as the Brentwood School Lease Area (Lease Area). An Environment Assessment (EA) was also prepared by Locus, under contract to Coastal, on behalf of the GLAHS on October 23, 2000. The EA concluded that no significant impacts to the human environment were present at the Lease Area.

List of documents provided:

77. Brentwood School Project, Environmental Documents (1981-1983)
78. Brentwood School Project, Soil Investigation Report (Oct 18, 1999)
79. Phase I, Environmental Site Assessment, Brentwood School (Jan 2000)
80. Environmental Assessment Report by Locus (Oct 23, 2000)
81. Soil Investigation Report by Locus (Nov 21, 2000)

Request 14: Please provide all environmental studies and research conducted on behalf of the VA or its contractors regarding the West Los Angeles VA Medical Center since the issuance of the August 2005 Stage I Summary Report Appendix.

Response: No environmental studies for West Los Angeles have been conducted since August 2005.

Request 15: What is contained in the 10 underground storage tanks at the West Los Angeles VA Medical Center and when were they last tested for leaks?

Response: Eight of the underground storage tanks contain diesel fuel for emergency generators, one contains unleaded gasoline and one contains waste motor oil. All tanks meet current California and Federal Environmental Protection Agency (EPA) standards and all have leak monitoring systems. The tanks are inspected monthly by an outside contractor and inspection records are maintained in the Medical Center's Safety Office. The last inspection was conducted in May 2006.

Request 16: Who removed the excavated radioactive medical waste that was beneath or near the site where the Brentwood School has constructed athletic fields?

Response: There were never any radioactive materials buried at the leased Brentwood School nor were there any removed. During the construction of the Brentwood athletic complex in 2000, the area was fully excavated to remove unsuitable soil such as demolition debris, trees, inert medical debris and incinerator ash (Reference Locus Technologies Environmental Assessment and Soils Report, dated 2000). The biomedical waste burial site is south of the Brentwood school lease, in a secure fenced area where during the 1950s and 1960s low level radioactive isotopes were discarded. This area is considered a "closed site" and has been deemed by the U.S. Nuclear Regulatory Commission, EPA and the Los Angeles County Department of Health Services as no hazard to the general public and is inspected quarterly by the Los Angeles County Solid Waste Division.

List of documents provided:

- 77. Brentwood School Project, Environmental Documents by Department of Recreation and Park, Los Angeles, CA (1981-1983)
- 79. Phase I, Environmental Site Assessment, Brentwood School by URS Greiner Woodward Clyde (Jan 2000)
- 80. Environmental Assessment Report by Locus (Oct 23, 2000)

Request 17: Is VA aware of any other hazardous material dumps on any part of the current or former VA West Los Angeles property? If so, please describe in detail, including type of material dumped and remediation or removal date.

Response: There are no hazardous waste dumps at the VA West Los Angeles except for the closed site that is described in item #16. The VA does not dump any solid or hazardous waste on the site. All waste is removed from the site by outside contractors on a routine basis.

Request 18: Has the VA conducted remediation on any of the buildings at the West Los Angeles VA Medical Center found to have Lead-Based Paint (LBP), Asbestos Containing Materials (ACM) or mold? If so, when and how was the remediation conducted and which buildings were remediated?

Response: Several documents on asbestos and lead abatement activities for the West Los Angeles campus are provided. The medical waste storage area is a centralized accumulation located in the back of the main hospital. All radioactive materials are received through Building #345, where they are checked in and issued through Radiation Safety. Each user has to be certified to use any radioactive materials. In the Research complex there is one secure building where all spent radioactive materials are accumulated before the outside vendor removes them from the site in compliance with state and federal regulations. There are no methane gas areas at West Los Angeles and mold is remediated on a case-by-case basis.

Request 19: Please provide any and all engineering reports and environmental reports regarding Radioactive Material Storage, LBP, ACM, Underground Storage Tanks, Medical Waste Disposal Areas, Solid Waste Disposal, and Mold and Methane Gas at the West Los Angeles VA Medical Center.

Response: Several reports on asbestos inspections are provided in response to this request. The June 1996 inspection for asbestos containing materials consisted of a walk-through of the accessible areas, visual observation for the presence of potential asbestos containing materials (ACM) and sampling of presumed asbestos containing materials and conditional reassessment of the known ACMS. Flooring, ceiling, baseboard, thermal system insulations on ducts/aircells, and composite roofing and penetration mastic were formerly sampled and tested.

In November of 2002, Environmental Engineering Inc. performed a re-inspection of the site structures to identify, assess, and sample suspect ACM and to recommend, if

necessary, appropriate response actions upon the findings of the survey. The survey consisted of a walk-through of the accessible areas, visual observation for the presence of potential ACM and sampling of presumed asbestos containing materials and conditional reassessment of the known ACMS. Flooring, ceiling, baseboard, thermal system insulations on ducts/aircells, and composite roofing & penetration mastic were formerly sampled and tested.

List of documents provided:

82. Inspection for Asbestos Containing Materials for Various Buildings, Los Angeles, California (Jun 1996)
83. Re-inspection for Asbestos Containing Materials, VA-GLAHS Building 337 (Nov 15, 2002)
84. West Los Angeles Asbestos & Lead Abatement Report (fiscal 2003)
85. West Los Angeles Asbestos & Lead Abatement Report (fiscal 2004)
86. West Los Angeles Asbestos & Lead Abatement Reports (fiscal 2005)

Veterans Health Administration
October 2006

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2. CARES Business Studies Contract V776P-0515	January 7, 2005
3. Modification Number SA1	March 3, 2005
4. Modification Number SA2	March 8, 2005
5. Modification Number SA3	May 2, 2005
6. Modification Number SA4	July 20, 2005
7. Modification Number SA7	November 11, 2005
8. Modification Number SA8	February 13, 2006
9. Modification Number SA9	June 1, 2006
10. Enhanced Use Lease Real Estate Advisory Service contract V101(93)P-2174	December 9, 2004
11. Comprehensive Reuse Study Task Order Number 3	May 9, 2005
12. Modification 1 to task order 3	August 12, 2005
13. Modification 2 to task order 3	March 9, 2006
Documents provided to contractors	
Documents provided to PricewaterhouseCoopers	
14. West Los Angeles Strategic Site Plan	
15. Detailed Statement of Work Attachment 1 of CARES contract 776-04-241	
16. Attachment 2 to the CARES contract V776-04-241	September, 2004
Baseline (FY2003) Veterans Population and Enrollees	
Projected Veterans Population and Enrollees	
Space and Functional Survey Data	
Facility Condition Assessment	
Unit Costs to Provide In-House Care	
Non-VA care Unit Cost	
Baseline (FY 2003) utilization (workload)	
VA Enrollee Workload projections through 2023	
Present and Historical staffing levels	
Spinal Cord Injury Inpatient Projections	
Blind Rehab Inpatient Projects	
Uniques by County for FY 2003	
Long Term Care (NHCU, Home Care, and Assisted Living)	

Utilization projections	
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17. Request Plot Plan for West Los Angeles - Attachment A to Task Order Number 3	
18. Summary of the environmental and physical condition of VA controlled property and buildings-Attachment B to Task Order 3	
19. CARES Decision Report – Attachment C to Task Order 3	May 2004
20. West Los Angeles Reuse Data Call Results	September 2005
21. Letter regarding underground storage tank program	May 31, 2005
Documents produced by contractors	
Documents produced by PricewaterhouseCoopers	
22. Review of Government Furnished Documents & Data Gap Identification for Environmental Data	March 15, 2005
23. Quality Assurance Plan	March 18, 2005
24. Methodology and Study Team Guide	May 24, 2005
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25. Stakeholder Input Analysis Report,	January 1, to May 31, 2005
26. CARES Stage 1 Summary Report for West Los Angeles	August 2005
Documents produced by MicroTech	
27a. Phase I. Real Property Baseline Report and Analysis	May 24, 2005
27b. Phase I. Legal Review and Summary of Existing Encumbrances	August 29, 2005
28a. Phase I. Environmental Baseline Reports	May 24, 2005
28b. Phase I. Environmental Baseline Reports	May 30, 2005
29. Phase I. High level Reuse Potential Analysis Report	May 24, 2005

30. Updated Phase I Deliverables	July 18, 2005
31. Phase II. Comprehensive Reuse Studies for West Los Angeles	August 15, 2005
32. VA Fiscal Quality Assurance Audits at West Los Angeles	
Patient Funds	March 14, 2003
Accounting	July 25, 2003
Agent Cashier	Jan. 27, 2004
Payroll Administration and Employee Accounts	March 12, 2004
Personal Funds of Patients	April 7, 2004
Accounting	June 28, 2004
Agent Cashier	Dec. 31, 2004
Personal Funds of Patients	Feb. 18, 2005
Payroll Administration and Employee Accounts	April 26, 2005
Accounting	September 9, 2005
General Post Funds	September 29, 2005
Payroll Administration and Employee Accounts	March 25, 2006
Agent Cashier Review	April 7, 2006
33. Informational Paper compiled for VA	June 9, 2005
34. Directive to Office of Strategic Initiatives	July 5, 2005
35. Memorandum from Director, Office of Strategic Initiatives to Chairman, West Los Angeles Advisory Panel regarding guidance to PricewaterhouseCoopers on the term "commercial" for the West Los Angeles study	September 2005
36. PricewaterhouseCoopers Technical proposal for the Capital Asset Realignment for Enhanced Services (CARES) Business Plan Studies contract	January 31, 2005
37. MicroTech Technical proposal for the Enhanced-Use Lease Real Estate Advisory Service contract	December 9, 2004
38. S&S Construction Services and American Commercial Group Technical proposal from S&S Construction Services for the Enhanced-Use Lease Real Estate Advisory Service contract	November 1, 2004
39. Management Technology Consulting Technical Proposal for the Enhanced-Use Lease Real Estate Advisory Service contract	November 15, 2004
40. Pruitt Group EUL, LP Technical Proposal for the Enhanced-Use Lease Real Estate Advisory Service contract	December 9, 2004
Long-term Sharing Agreements	
41. Sharing Agreement Number V691S-171	August 1999 to July 2009
42. Sharing Agreement Number V691S-203	March 2000 to March 2010
43. Sharing Agreement Number V691S-159	January 2002 to December 2021
44. Sharing Agreement Number V691S-5257	July 2004 to June 2014

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West Los Angeles budget, revenues & expenditures	
45. Memorandum of Understanding between Greater Los Angeles Healthcare System and California Department of Veterans Affairs (CDVA) for the purpose of allowing CDVA to construct a State Veterans Home	May 28, 2004
46. Sharing Agreement Number V691S-5160	January 16-21, 2003
47. Sharing Agreement Number V691S-5165	February 10-12, 2003
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59. Sharing Agreement Number V691S-6137	August 9, 2005
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