

Public Meeting No. 1

Meeting Notes

DATE: Wednesday, August 15, 2012
TODAY'S DATE: Wednesday, September 26, 2012
CONTRACT: VA101F-12-D-0009
TASK NO: VA101F-12-J-0080
VA PROJECT NO.: 603-320
OCULUS INC. PROJECT NO.: 25512-KY01.00
PLACE OF PERFORMANCE: Clifton Center, Eifler Theater, Louisville, KY

Attendee	Position	Firm
Wayne Pfeffer	Director	VA
Judy Williams	PR Officer	VA
Linda Thompson	AO to the Director	VA
Irvon Clear	Facility Manager	VA
Jeremy Bradshaw	Facilities	VA
Amanda Westlund	Administration	VA
Tommie Wright	VISN	VA
George Odorizzi	PM	VA
Brent Hussong	Architect	Perkins+Will
Marc Lopez	Architect/PM	Oculus Inc.
Stuart Schlotterbeck	Mechanical Engineer	Dynamix
Mike Drevlin	tradeVet	Risk Analysis

Presentation Panel		
Attendee	Title	Firm
Wayne Pfeffer	Director	VA
Marc Lopez	Sr. Project Manager	Oculus Inc.
Brent Hussong	Master Plan Architect	Perkins+Will
Stuart Schlotterbeck	Mechanical Engineer	Dyamix
Mike Drevlin	Risk Analysis	tradeVet

II. Public Meeting Notes

Item	Discussion	Response
Director's Introduction	Mr. Pfeffer welcomed the public to the meeting and introduced the Marc Lopez as the master plan project manager.	
Oculus Inc. Presentation	<p>Marc Lopez introduced the master plan team consisting of master plan Architect, Brent Hussong with Perkins+Will; risk analysis expert, Mike Drevlin with tradeVET; and mechanical, electrical, and plumbing engineering disciplines representative, Stuart Schlotterbeck with Dynamix Engineering. Mr. Lopez also informed the audience that a local engineering firm, ATC Associates is also a member of the master plan team and that their role in the project is to provide environmental assessment services which include determining if geological formations below the surface of the Brownsboro site will have a significant impact on the project.</p> <p>Mr. Lopez continued by explaining</p>	

Item	Discussion	Response
	<p>that the purpose of the meeting was to solicit feedback from the community concerning the new hospital that will be located on the Brownsboro site. The intent and purpose of the meeting was to ask the community what their concerns are and what the master plan team can do to address the community's needs, not to revisit the prior public meetings. Mr. Lopez noted that the master plan team was not designing the facility but was instead, providing information and direction to a future design team via the master plan that will allow them to make informed design decisions.</p> <p>Mr. Lopez then introduces Brent Hussong who began by reviewing the project schedule with the audience. Mr. Hussong explained to the audience that the overall project process involves site selection, the master plan, design of the facility, construction, and then occupancy of the finished facility. Mr. Hussong reiterated that Oculus Inc.' contract is to provide a master plan for the replacement facility. He then explained the master plan phases which include visioning, site analysis, options, direction, and implementation of the project. Mr. Hussong noted that the master plan process was currently entering the options stage and that the site analysis phase had just been recently completed.</p>	

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	<p>Mr. Hussong explained that during the visioning phase, Oculus Inc. met with the hospital administration to determine the characteristics the new facility should embody and that the hospital felt were important considerations or guiding principles. The overwhelming outcome from the visioning meeting was that the administration wished to be in harmony with the neighboring community and that guiding principles such as creating a pastoral environment, creating a non-hospital image, and providing a pleasant and welcoming space for patients, families, and visitors was of utmost importance.</p> <p>Mr. Hussong presented slides indicating the project location, an orientation plan with single box to indicate the scale of the site, a topography plan showing how the site naturally drains water, a plan showing the summer wind patterns, a plan showing the optimum orientation for a building to be located on the site, and a traffic pattern plan. Mr. Hussong told the audience that he and Mr. Lopez personally experience the traffic problems when they visited the site during the late afternoon.</p> <p>Mr. Hussong then introduced Stuart Schlotterbeck to present the outlook for utilities that will serve the site. Mr. Schlotterbeck informed the audience that the master plan team contacted</p>	

Item	Discussion	Response
	<p>local utility companies and verified capacities for power, water, and sewer were adequate. In order to satisfy the VA's requirements for redundancy, an additional power source would be required in addition to the existing power source. Mr. Schlotterbeck pointed out locations where possible storm and sanitary sewer connections could be made from the existing system. Mr. Schlotterbeck then reiterated that the engineering team was confident that adequate utilities were available for the project and then turned the presentation back to Mr. Hussong.</p> <p>Mr. Hussong presented issues such as care delivery, traffic congestion, utility infrastructure, security, views, and community impact that were under consideration by the master planning team and that Oculus Inc.' objective was to address each issue for the future design team's consideration in their final solutions for the project.</p> <p>Mr. Hussong opened the meeting to questions from the audience. He provided an overview of the question and answer process by telling the audience that each person interested in asking a question would have 3 minutes to speak and that a lighted timing system would be used to gauge time: each speaker would start on a green light, after 2 minutes the light would turn yellow and then the light would turn red when time had run</p>	

Item	Discussion	Response
	out. If a speaker did not finish, they could return to the end of the line and present the rest of their question.	
Traffic Questions	How many entrances will the VAMC center have?	At this time, there are provisions for one entrance to the site and this constraint is based on the current site limitations. Emergency access route will need to be included.
	What options will be in place to curb the increase in traffic?	Oculus Inc. was contracted to review and revise the existing traffic study in order to provide additional information that was not apparent in the original study. Oculus Inc. also worked with the Kentucky Transportation Cabinet (KTC) in order to develop mitigation strategies that had potential to relieve traffic congestion. The KTC was not available to attend the meeting; however, they provided information concerning their future plans for the Brownsboro interchange. This information is available on their website. Oculus Inc.' studies indicated that once all of KTC's improvements are implemented that a considerable amount of traffic congestion will be relieved. The KTC is now implementing the first phase of the Brownsboro interchange improvements by constructing a new slip ramp that will direct traffic entering the Crossgate area away from the main intersection.
	Will bus service(s) be affected negatively by the increase in traffic?	There is a possibility that traffic will be affected early on but it should improve as the Brownsboro interchange improvements are implemented.

Item	Discussion	Response
	For residents of Graymoor, an entrance/exit has been discussed or proposed that will have a negative impact on the neighborhood. What will be in place to alleviate the increase in traffic?	There is a possibility of an entry to the site at this location. The intent for this entry would be for emergency vehicles only; Oculus Inc. does not want to introduce more traffic than is necessary into the neighborhood.
	How do we plan on getting 1,700 employees, patients and visitors in and out of facility?	Oculus Inc. is aware of this problem. Through the current and future KTC improvements and strategically planning traffic flow within the site, Oculus Inc. will be able to give the future design team a direction to route traffic as efficiently as possible.
	How would the increase directly impact Crossgate?	Traffic will increase. The Brownsboro interchange improvements will help the situation.
	Could an exit path outside of US22 be considered?	We do not know if KTC considered this but it remains a possibility.
	Can the VA make appropriate shift-changes to not be during high traffic times including 7 to 8AM, 2 to 4PM? (referencing 5 schools in the area)	We do not know if VA can make changes to their shift schedule as you suggest, but this will be addressed by the VA
	Will there be restricted construction and delivery routes to decrease the impact on neighborhoods?	Construction and delivery methods would be determined by the contractor prior to construction.
Facility Questions	How many parking structures would be on site?	At least one parking structure is required but it has not been determined what the final number of parking structures will be.
	Could the parking structure be partially or completely underground?	It is possible but Oculus Inc. could not make this determination.

Item	Discussion	Response
	What direction would hospital face?	<p>Oculus Inc. response: Which direction do you want it to face? Audience Member response: I don't want to look at the back of the building.</p> <p>Oculus Inc. is in the early stages of planning options for the location of the hospital on the site and does not have final solutions but will take the question into consideration when locating the buildings on the site.</p>
	Could the location of services such as garbage and related "unsightly" services be constructed towards highway versus backing up to residential neighborhood?	The question will be noted and taken into consideration.
	What percentage of acreage would be actual buildings? (referencing comments of "intensively-built" structures)	Oculus Inc. does not have options for the site layout completed. The building may have a smaller footprint and be taller or it may have a large footprint and be spread-out. With either option, the site will contain many buildings and Oculus Inc. is working on laying out the site in as efficient manner as possible.
	Will there be a helipad?	There are no plans for a helipad at this time.
	Will there be ambulances coming in and out of facility 24/7 for emergency patients?	Yes, although the VA does not have a trauma center, ER/ambulance traffic can take place at any time.
	If there is a local accident, will the VAMC accept the victim(s) in case of emergency?	Yes

Item	Discussion	Response
	Will there be a wall separating the facility and the neighborhoods or would there be trees and/or a mixture of landscaping instead?	Oculus Inc. cannot say for certain what will separate the hospital from the neighborhood but landscaping or a wall of some sort is a possibility.
	If a wall is built, would that block off air or light to neighborhood from “southerly” winds referenced in the slides?	Yes, this is possible and will be a consideration in planning
	How many feet will be required by the VA or other authority for other structures to be built? (referencing safety concern of the energy center or related structures)	Since this facility is considered to be Mission Critical by the VA, their security standards require a minimum of 50 feet setback or separation.
	What security measures will be in place to protect the residents?	There is a 50 foot setback and the boundary between the VA and the neighborhood could be fencing and landscaping. What the final measure that the design team will implement is undetermined but security measures are required.
	Will there be proper storage of biohazard or biofuels from the site?	Yes
	Can a memorial be placed somewhere on the facility or honor the Veterans?	This is a possibility and the question will be taken into consideration.
	Is the 33-acre site enough for the services the VA intends to provide?	Yes. The site is capable of supporting the facility. In an urban setting, larger hospitals are built on less acreage. The square footage of this facility will work with this site. Oculus Inc. made every effort to be certain that the site could support the replacement facility and that all utilities and infrastructure could be put in place. Oculus Inc. was assured

Item	Discussion	Response
		through its communication with the local utility companies that each could provide the capacities the facility will require.
	Does the new facility include long-term care services and or a “location” for the Veterans and/or their families?	Long-term care is not a part of the design program. Oculus Inc. understands that many facilities do not have families comfort in mind but the current hospital administration believes that families should be considered along with the Veterans. Oculus Inc. will not design the facility but will make recommendations within the master plan to the design team that the hospital wishes their facility to be accommodating to Veterans and their families.
	What will happen to the Zorn location?	This has not been determined at this time. Oculus Inc. is considering several options but does not have a final recommendation in place.
	Has the VA considered turning the Zorn facility in to a retirement community for older Veterans or those in need?	It is possible but Oculus Inc. is not aware of any decisions leading to this type of reuse.
	When will the project start?	This has yet to be determined. Oculus Inc.’ timeline indicates anticipated phases for the project (Site Selection, Master Plan, Design, Construction, and Occupancy).
	When will the project be completed?	The master plan will be completed in mid-November of this year.
	Will the facility(s) be able to cover the increase in future needs of Veterans coming off of active duty in the short and long-term?	The VA’s planners modeled the needs of the facility and Oculus Inc. believes this was taken into account.

Item	Discussion	Response
	Is the selection of this site set in stone?	Yes.
	Where will lighting be placed?	The design team will locate lighting based on the final design but Oculus Inc. will provide direction for them to use as they design the facility.
	Could a “Garden-like” space be added for smokers?	This is a possibility and will be taken into consideration.
	Since drainage is an issue for Crossgate, what does the new facility have in place to assist this and/or alleviate issues that the new facility would have on the neighborhood?	The site will be designed by the design team and issues like this will be handled in their plans. Oculus Inc. will provide information for the design team’s use within the master plan that will address site drainage.
	Will blasting hurt homes near the site and will this occur at any point during the day?	Oculus Inc. does not know what methods of construction will be used for this facility. The design team will make these determinations.
	Where will security posts be located within the site?	Oculus Inc. does not know the exact locations. The design team will locate items such as this based on the VA security requirements
	How will we combat the increase in dust when construction begins?	This will be addressed by the construction team.
	How many water towers will be on site and how tall will they be?	There will be at least one water tower and that it will be tall enough to adequately serve the building. Oculus Inc. does not know exactly how tall it will be at this time.
	What are the construction times?	This will be determined by the VA and the construction team.
	How can Lyndon Fire Department	Oculus Inc. has confirmed that the fire department has a ladder truck

Item	Discussion	Response
	handle this facility?	with reach as high as 8 floors. It is the intent of the VA to solicit input from the fire department.
Discrepancies	The panel discussed a 110-bed hospital and this was brought into question by a resident who indicated that the VA Web Site referenced a 160-bed hospital.	Mr. Pfeffer confirmed that the program is for a 110-bed hospital and that the VA would verify and/or correct any erroneous information on its website.
Communication	Where can comments or concerns be posted?	It was noted that any concerned citizen who did not ask a question during the meeting could submit a written question and deposit it into the secured drop box located in the lobby outside of the theater. Additionally, the Public Notice posted on the VA's website indicates that questions may be submitted by email or in writing to the Director's office.
	When comments or concerns are addressed, how will this be communicated to the public?	The VA will post these items to their website.
	What is the conduit for local mayors to communicate to our team throughout the master plan and beyond?	Mr. Pfeffer indicated that in his prior meetings with the mayors, they agreed to regular meetings in an effort by the VA to keep the community informed of the project's progress.
	Can the VA post a "selection report" in addition to the PEA for the Midlands site? (referencing originally the programmatic environmental assessment)	Oculus Inc. cannot confirm this information is available.
	When will there be additional meetings to voice/address concerns?	The master plan team will conduct a similar public meeting during the final phase of the master plan. The

Item	Discussion	Response
		date of the meeting is not known at this time but notice will be posted for the public in the same manner as this meeting.
Supporting Comment(s)	Resident mentioned that new VAMC would be better choice versus having a 300-unit apartment complex or a shopping center	Comment is noted.
	A resident suggested that the master plan team and the hospital visit various renowned facilities within the Louisville area to understand what has already been done in these health care buildings.	Comment is noted.
Conclusion of Meeting	<p>Mr. Hussong concluded the meeting by discussing next steps for the master plan process. He noted that the options phase is currently underway and that Oculus Inc. will provide 3 site layout options that the VA will select as its final and preferred option. The master plan team will then further develop the selected option to ultimately become the master plan.</p> <p>The final master plan will then be delivered to the VA and another public meeting will be scheduled to introduce the public to final master plan solution.</p>	
End of Meeting		

III. Written Questions Submitted to the VA

C. Question 1

"I live in the City of Graymoor-Devondale, and I'm very concerned about traffic coming through our small streets to the new VA hospital.

The southern end of VA property lies within the boundaries of Graymoor-Devondale. I understand that an entrance to the VA property will be opened onto the now dead-ended Carlimar Lane. If this proposal is not done with proper attention to details, many homeowners will be adversely affected.

A few facts:

The Graymoor-Devondale streets are very narrow, often only allowing one lane of traffic to move if cars are parked on both sides of the street.

Parking on the streets is unrestricted.

There are no sidewalks for pedestrians.

The streets are not constructed for heavy traffic especially truck traffic. For verification, check with Graymoor-Devondale City Engineer.

Many children in the Graymoor-Devondale neighborhood play on and around the streets. Steady traffic would cause safety issues.

A Carlimar entrance to the VA property will encourage VA traffic to move down a narrow, congested city lane to get to Westport Road.

Policy Requirements:

Restrict all truck traffic and delivery vehicles from the Carlimar entrance.

Design the Carlimar entrance to the VA property so that it slows in-bound and out-bound automobile traffic--possibly reducing volume of traffic.

Have a public meeting with Graymoor-Devondale officials and residents who will be affected by the VA traffic. Listen and respond to their concerns."

A. Response to Question 1

Oculus Inc. understands the sensitive nature of this situation and the potential impact unplanned traffic may present. The use of Carlimar Lane as an entrance path to the southeast portion of the Brownsboro site is a possibility due to the constraints the existing site presents to us. If implemented, this entrance will not be used as a primary entrance/exit for regular traffic; instead, its intended purpose would be for emergency vehicle traffic to access the site during an emergency where, 1) it is a shorter route as opposed to the main entrance and, 2) should the main entrance be incapacitated for whatever reason, this entrance would then become the access point for emergency vehicles.

In an effort to work with the community on behalf of the VA, Oculus Inc. wishes to solicit input from its leaders and governing authorities concerning issues such as this in order to seek out and correct potential complications that may arise and also to help guide the master plan process. This includes taking into consideration that Graymoor-Devondale and Crossgate are residential communities and as such, we are obliged to pay special attention to the impact our actions may cause.

B. Question 2

“Traffic is shown getting into the site, but how do you plan to get 1,700 employees and patients, MD’s, and visitors out?”

For access in and out of Crossgate, I feel leaving the VA should be a path other than US-22.

You are asking what we want, if the VA was being built in your backyard, what would you want to look at? Please build this with this in mind. Design as if it was your backyard.”

B. Response to Question 2

Traffic enters and exits at the same point and Oculus Inc. knows this is a concern, especially since it appears that increasing traffic volume will only create more congestion. As mentioned in the public meeting, Oculus Inc. was contracted to revise the last traffic study performed by others and to work with the Kentucky Transportation Cabinet (KTC) so that we could develop cooperative mitigation strategies to address current and problematic traffic issues. KTC’s involvement and understanding of your community’s traffic congestion difficulties has lead them to begin working on these problems now as evidenced by the roadway construction you now see in progress on KY22. Oculus Inc.’s communication with KTC is vital to our confidence in telling you that considerable traffic congestion relief should be expected when KTC’s 3 planned roadway improvements are completed. Per direct communication from KTC, we understand the following roadway improvements are either under construction or are planned to be awarded for construction before the end of this year:

- 1) The interim project (5-804.10) to construct a ramp off of the I-264 Eastbound Exit Ramp directly to KY22 is currently under construction. This has an expected completion date of November 1, 2012.*

2) The project (5-48.20) to improve the I-71 / I-264 Interchange by adding auxiliary lanes and lengthening acceleration lanes is currently under construction. This has an expected completion date of December 15, 2012.

3) KTC is currently in the process of selecting a consultant to reconstruct the I-264 / US42 interchange as a Single Point Diamond Interchange and widen I-264 between Westport Road and I-71. Once the consultant is selected KTC hopes to issue a Notice to Proceed by December 1, 2012.

In response to your comment about design, Oculus Inc. will not design the facility – design and construction of the replacement hospital will be undertaken by other VA contractors in the future – our contract is for providing the VA with an overall master plan for the new facility and this means that Oculus Inc.’s job is to come up with integrated and complementary *concepts* for the new medical center that includes a single or multiple buildings on the Brownsboro site. The concepts we will ultimately produce in the very near future, will then achieve the set of requirements that the VA has given to us. The information that Oculus Inc. is now developing will then become the basis for the design team to consider as they design the medical center from concept and on into an actual hospital.

So while Oculus Inc. will not actually design the facility, we are providing the future design team with a clear direction to do so and this includes input from the community that they will use as their guiding principle and point of beginning.

C. Question 3

“A garden-like space for in-hospital vets in part because there remain many smokers.

Also, closer sites for information exchange exist: TJ Unitarian Church & Ballard H.S.”

C. Response to Question 3

The future design team, with VA input and direction, will ultimately locate smoking areas in the final design but we do understand that these spaces are generally a necessity.

We selected the Eiffler Theater at the Clifton Center based on the service and equipment that they are able to provide and at a very reasonable cost. Oculus Inc. feels that it was imperative to use a facility that offered technical services, fair accommodations to all, and a relatively convenient location. We apologize for any inconveniences that you or others may have experienced in order to attend the meeting but we are honored that you attended.

D. Question 4

"You found yourself in traffic at 4:00pm. Please study traffic from 2-4pm and 7-8am. This is during some shift changes and there are at least five schools dismissing and starting that affect this traffic.

Three of the schools are directly on your circle in front of the site:

- *Ballard High School w/ 2,400 students and Staff*
- *Kammerer Middle School*
- *Wilder Elementary*
- *Dunn and St. Albert Elementary Schools also indirectly affect traffic.*

You are welcome to ride with me!"

D. Response to Question 4

Yes, we did find ourselves dealing with the traffic at the time many people were either getting off work, school, or other activities and know what you are dealing with on a day-to-day basis. As mentioned during the public meeting, Oculus Inc. provided a traffic study for the VA as part of our master plan. In addition, and at the request of the Kentucky Transportation Cabinet (KTC), you may have noticed towards the end of May this year that we were taking traffic counts at Rudy Lane on the West side of the Interchange, Lime Kiln Lane at Brownsboro, and Holiday Manor Shopping Center. By using existing data and performing these additional intersection traffic counts on a 24-hour basis, we were better prepared to provide our traffic study recommendations to the VA.

E. Question 5

"I am a resident of Graymoor. I have heard that there will be an entrance/exit from the hospital to Carlimar Lane. This would definitely have a negative impact on my neighborhood. It's hard to drive through there now (parked cars, children playing, etc...)

Please call or email me to let me know the plans for Carlimar."

E. Response to Question 5

Please refer to Oculus Inc.'s response to Question 1. While we cannot contact you directly, please be aware that the medical center Director, Mr. Wayne Pfeffer has extended an invitation to meet with your mayor on a regular basis as this project progresses. The results of this process will most likely be the information conduit that you can utilize to express future concerns and to receive the latest information.

F. Question 6

"Your "vagueness" is alarming!!!

12.4 million dollars of our taxpayer dollars have just been spent on the Midlands property and yet you can give us no specifics.

We didn't know how a decision like this could have been made without these details:

- *Size of buildings*
- *Number of buildings*
- *Number of parking garages*
- *Height*

You keep saying we're in this together, but you are not going to live next-door to this and drive in this traffic which it will produce daily.

This is a huge mistake"

F. Response to Question 6

Your unease is understood but please take into consideration that Oculus Inc. and its consultants did not intend to be vague in our responses to the questions being raised during the public meeting – we strove to give forthright responses to the questions that we *could* answer and to questions that were relative to the purpose of the meeting.

With this in mind, the purpose of the public meeting was to solicit input from the community and to provide information regarding the Facility Master Plan. The master planning process provides the VA with guidance for design and construction of the new medical center and is responsible for anticipating – on a conceptual level – the construction of new and future structures, on-site vehicular circulation and parking, landscaping, improvements to existing utilities and infrastructure, and improvements to the existing transportation system by means of analyzing existing conditions. The master plan is conceptual only and it does not establish a design for the facility.

During the public meeting we presented a simple box the size of a football field sitting in the middle of the Brownsboro site with the purpose of giving the audience a “feel” for the size or scale of the site and to orient the audience to the issues and considerations that we typically encounter during the master planning process. Although we unintentionally confused many people, the box was meant to be lacking in detail and only a simple representation of a generic building or structure. When Brent Hussong discussed the phases of the master planning process in the meeting, he noted that Oculus Inc. had recently completed the “Site Analysis” phase and was in the very early stages of the “Options” phase – which is the point where the master planning team produces conceptual facility layouts specific to the site – but it had not yet reached the point of producing options thus far. Therefore, when the panel gave answers such as “we don’t know”, these responses were not an attempt to evade your questions; we quite honestly did not know what the answer was at the time.

Oculus Inc. does believe that the master planning process is a cooperative effort between your community, the VA, and our team. We opened the meeting by asking for your input as to how Oculus Inc. could help the community make the new medical center a winning prospect for all and we are steadfast in this invitation. We realize that we will not live next door to the new medical center but this does not preclude our thoughtful consideration for the potential impact the facility will have on its neighboring residents. Keep in mind that the final master plan that Oculus Inc. delivers to VA will be one that attempts to provide guiding principles and direction, that incorporate you and your community’s concerns, to the design team who will design the facility.

G. Question 7

“My Concerns about the Brownsboro Site:

Lighting: Where placed? How will it affect nearby residents

Drainage: Crossgate already has drainage problems. Once you blacktop, drainage problems increase.

Blasting: How will you blast and not damage my house? 24-hour protection?

Security: Will there be a guard at the entrances and exits of the property? Will there be a gate?

Pollution: How will you handle dust when construction occurs? Will there be additional trees planted to aid in remedying pollution?

Will you be exiting/entering via the street of Calimar?

Brick Wall: Was promised in Midlands binding elements along with trees behind houses backing up to the property

Will there be two water towers? Will the tower(s) be built above ground? Below ground?

Construction Times: Will these be established? In the Midlands' binding elements, construction was limited to weekdays from 8am - 5pm. Will this be honored by the VA?

Infrastructure: Can it be handled on site?

Entrances: Where? How Many?

How can Lyndon Fire Dept. handle this facility?

I have previously submitted questions/comments to the VA - here and DC, left name, addresses, phone - received no response."

G. Response to Question 7

Many of your comments relate to design and construction of the facility. Oculus Inc. will not design the facility – design and construction of the replacement hospital will be undertaken by other VA contractors in the future – our contract is for providing the VA with an overall master plan for the new facility.

While we cannot specifically answer all of your questions, we are able to address the following:

- Lighting: Excessive illumination of the building or site beyond the VA's standard requirements is not expected.
- Drainage: The VA does not intend to shed its stormwater directly into the community. The master plan will contain information and an area for the on-site retention of stormwater that will have little or no consequence to the community or to the city's stormwater system.
- Blasting: It has not been determined what methods of construction will be implemented for the construction of the new facility.
- Security: The master plan will conceptually address site security based on the VA's Physical Security Manual. The design team will ultimately design physical security measures.

Pollution: It has not been determined what methods of construction will be implemented for the construction of the new facility. The design team and construction team will address pollution concerns.

Brick wall: Comment is noted.

Water tower: A water tower is required for the new facility and the master plan will provide information and possible locations for its ultimate placement by the design team. It has not been determined if more than one tower is required.

Construction Hours:

It has not been determined what methods of construction will be implemented for the construction of the new facility.

Infrastructure: As part of the master planning process, Oculus Inc. has confirmed that appropriate utilities are available.

Entrances: The number of access points to the site has not been fully determined. The final number of access points will be determined prior to the completion of the master plan.

Fire Dept: Oculus Inc. has confirmed that the Lyndon Fire Department has a ladder truck that can reach an 8 floor building dependent upon the angle and reach.

Your Previous
Unanswered

Comments: We cannot speak for your previous experience but we will do our best to answer your questions to the best of our ability.

H. Question 8

“The VA has posted the programmatic environmental assessment. Can the VA also post the selection report (in addition to PEA) recommending the Midlands site?”

H. Response to Question 8

The VA is considering this request.