



LOUISVILLE VA MEDICAL CENTER REPLACEMENT FACILITY



OVERVIEW



- Background
- Site Options
- Next Steps
- Estimated Schedule



BACKGROUND



- The Capital Asset Realignment and Enhanced Services (CARES) study, called for additional studies to analyze the condition of VA Medical Centers nationwide.
- Following CARES, VA determined that the Robley Rex VA Medical Center (VAMC) has significant deficiencies that require an improved facility.
- VA completed a feasibility study in late 2009, that analyzed various options to replace or improve the VAMC.



BACKGROUND (cont.)



- In May, 2010, a VA Site Selection Board reviewed potential greenfield* sites.
- In August, 2010, VA identified the top 3 greenfield sites.
- Due diligence (real estate and environmental) is underway on the top 3 greenfield sites, the downtown site assemblage and the Robley Rex VAMC.

**a greenfield site is generally defined as a minimally improved site located in a mid to low density area.*



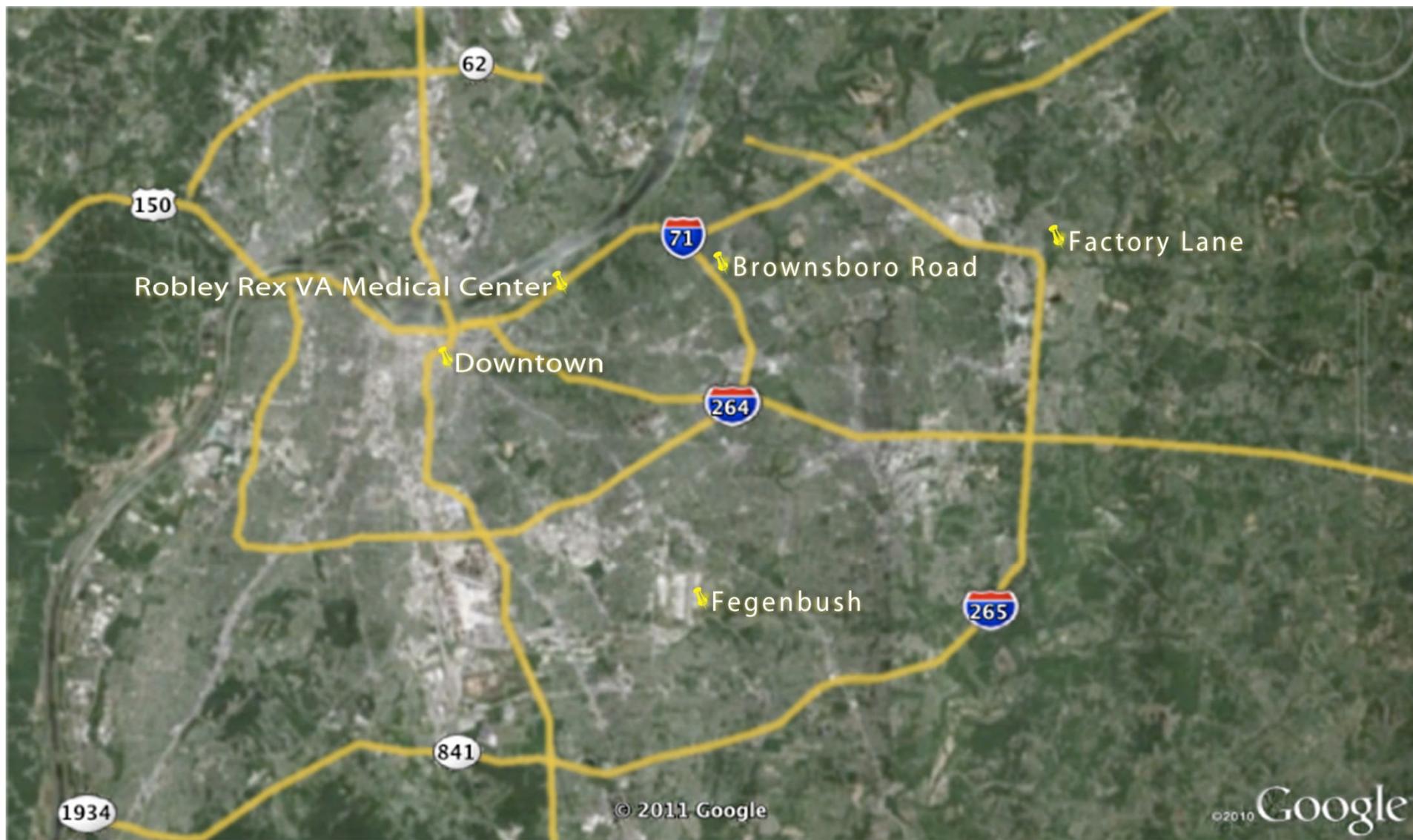
SITE OPTIONS



- **Option 1: Three greenfield sites** - minimum of 25 developable acres located within approximately 15 mile of the University of Louisville Medical Center (ULMC), bounded by the Ohio River and Jefferson County.
- **Option 2: Downtown site** - assemblage of 25 acres that is adjacent to ULMC.
- **Option 3: Reconfiguration of Robley Rex VAMC** - located at Zorn Avenue that would significantly alter the existing hospital.

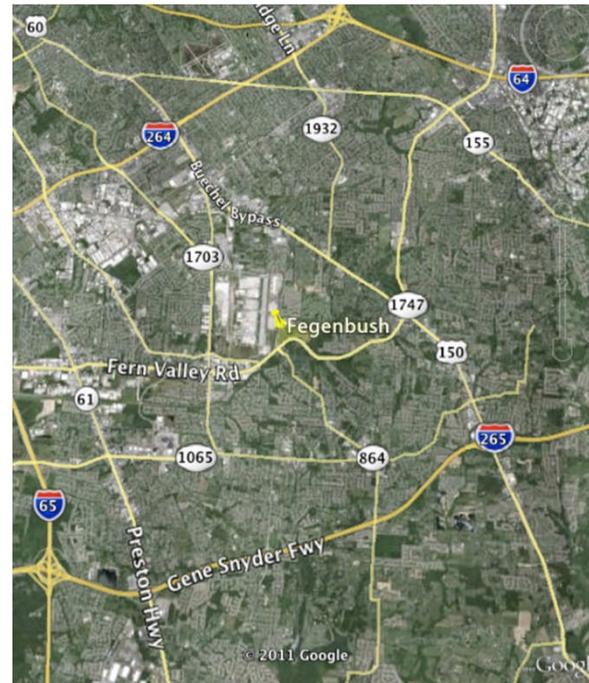
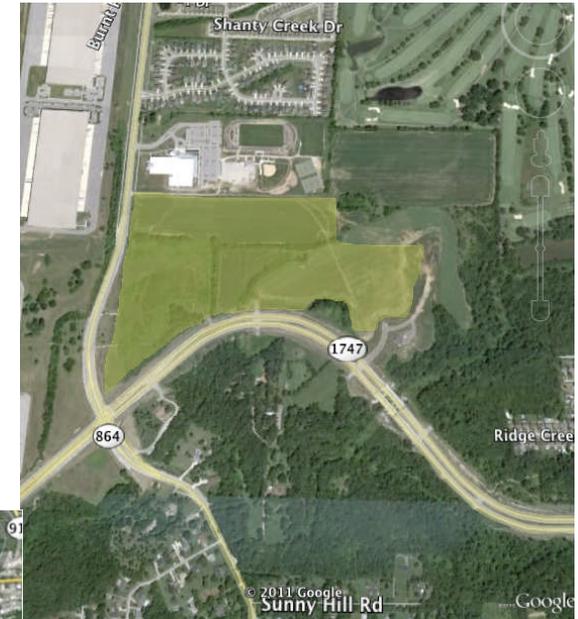


ALL SITE OPTIONS



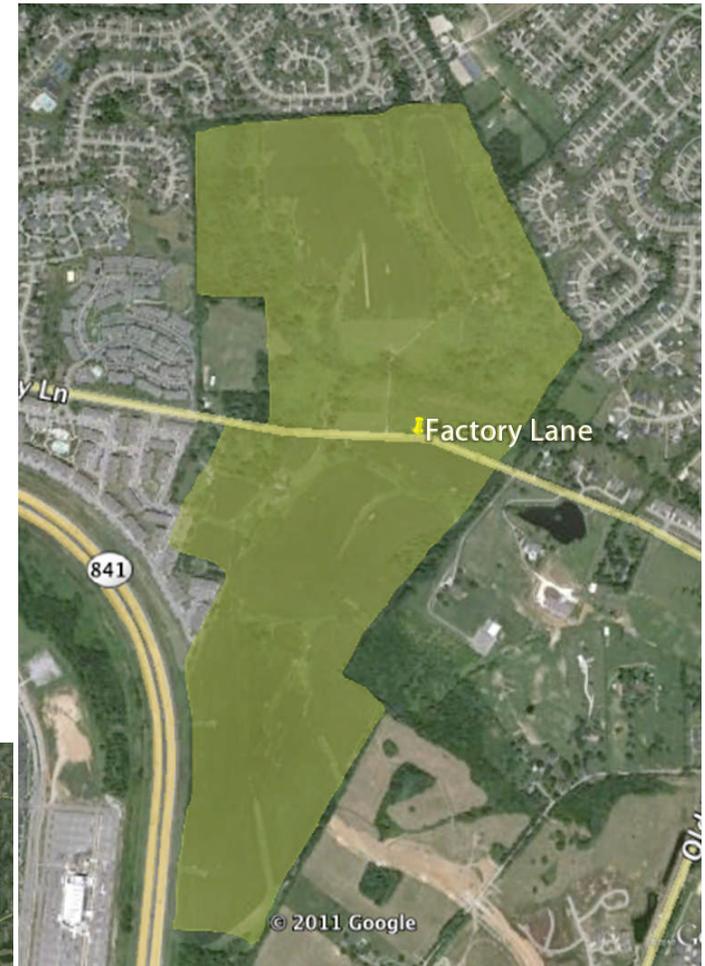
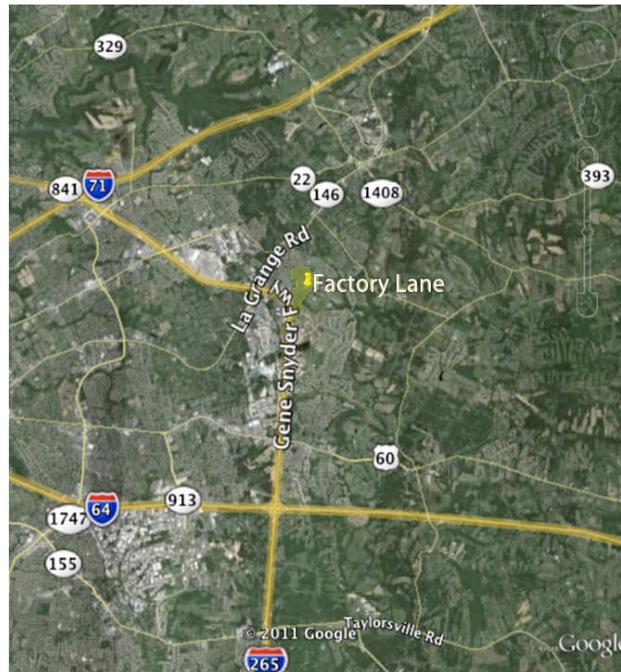
Option 1(A): Fegenbush Road/Hurstbourne Parkway

- ~53.6 usable acres with no known environmental issues, and option to subdivide.
- Linked to major roadways
- The property is approximately 12.5 miles from the ULMC
- There are amenities within 2-3 miles
- There is access to utilities in the general vicinity
- Public transportation, provided by TARC, is available in the general vicinity



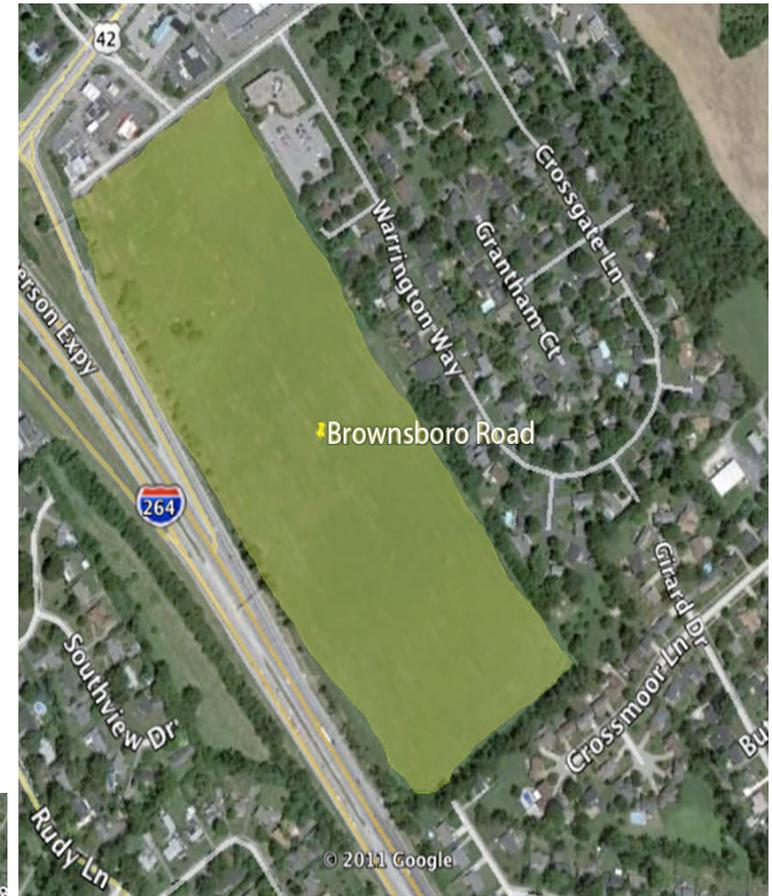
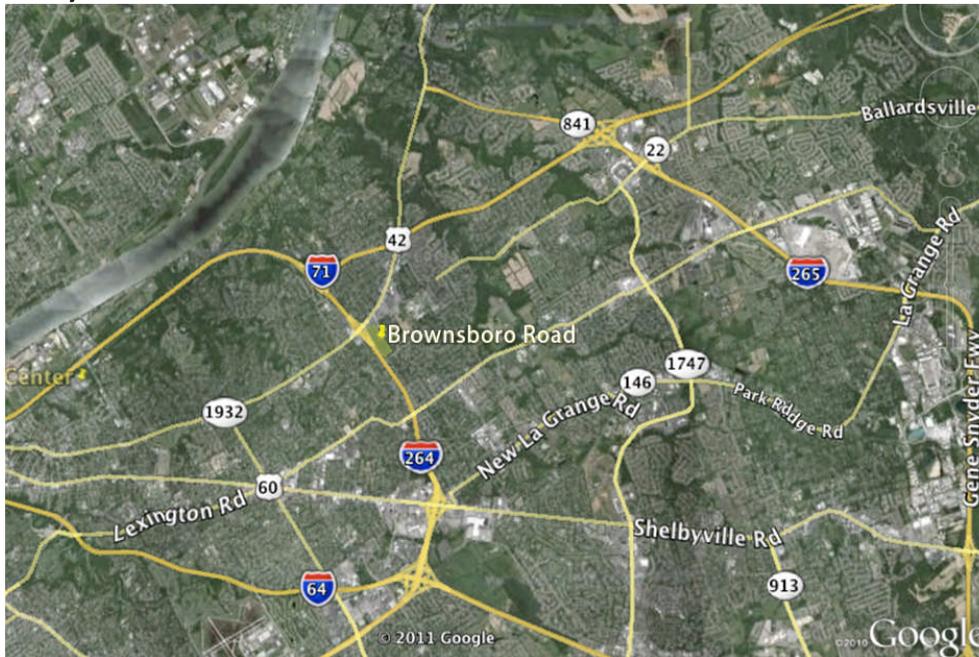
Option 1(B): Factory Lane

- 222 usable acres with option to subdivide
- Approximately 15 miles from ULMC
- Adjacent to sites of two new hospitals
- Amenities are located within 2 miles
- Utilities are available in the general vicinity
- Public transportation provided by TARC is available in the area.



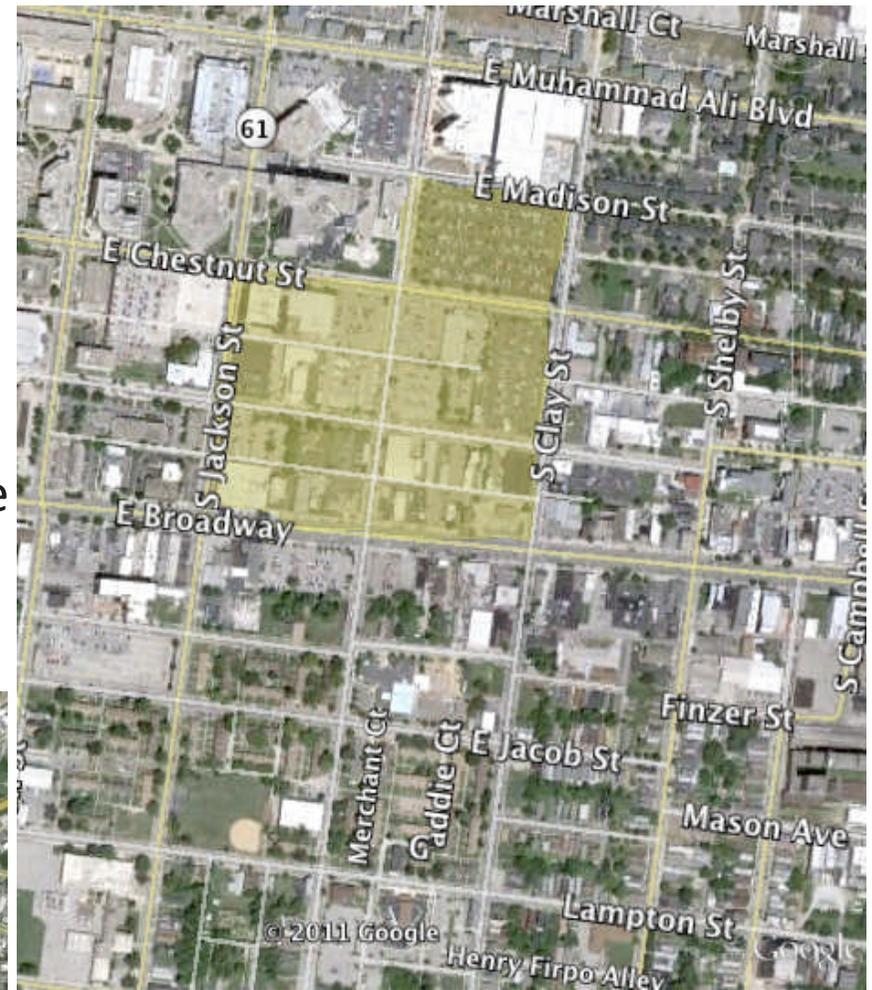
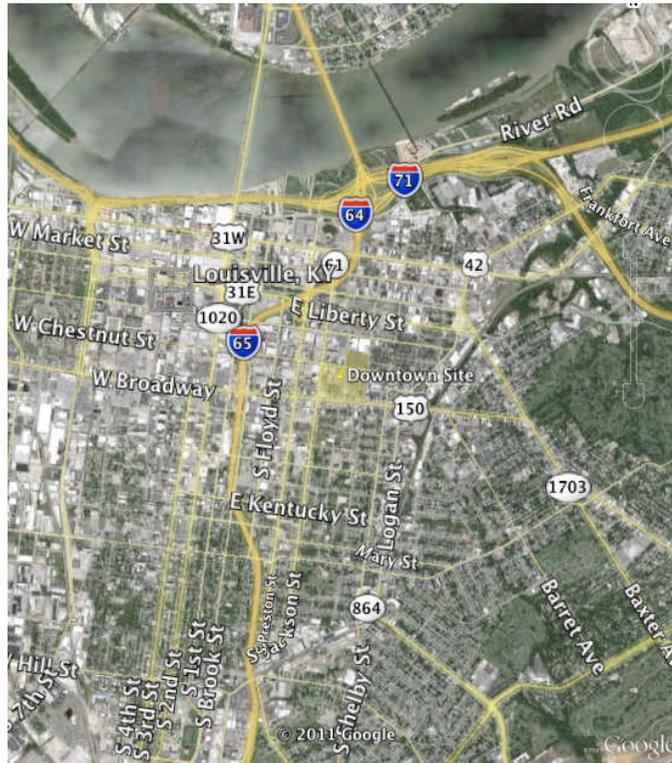
Option 1(C): Brownsboro Road

- 34.89 usable acres
- Located close to major thoroughfares
- The property is 8 miles from ULMC
- Close to retail amenities, including shops and restaurants within walking distance of the site
- The parcel has access to all required utilities
- Public transportation including bus service provided by Transit Authority of River City (TARC) is available



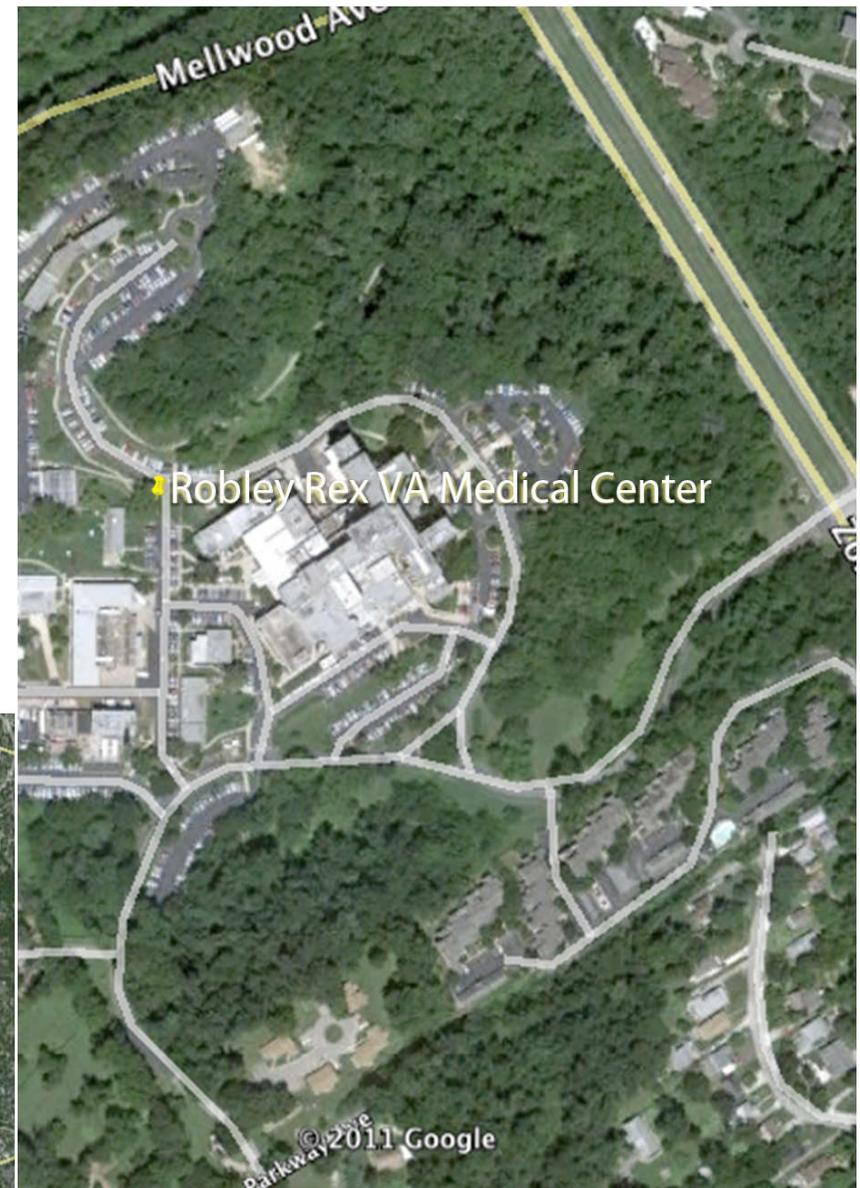
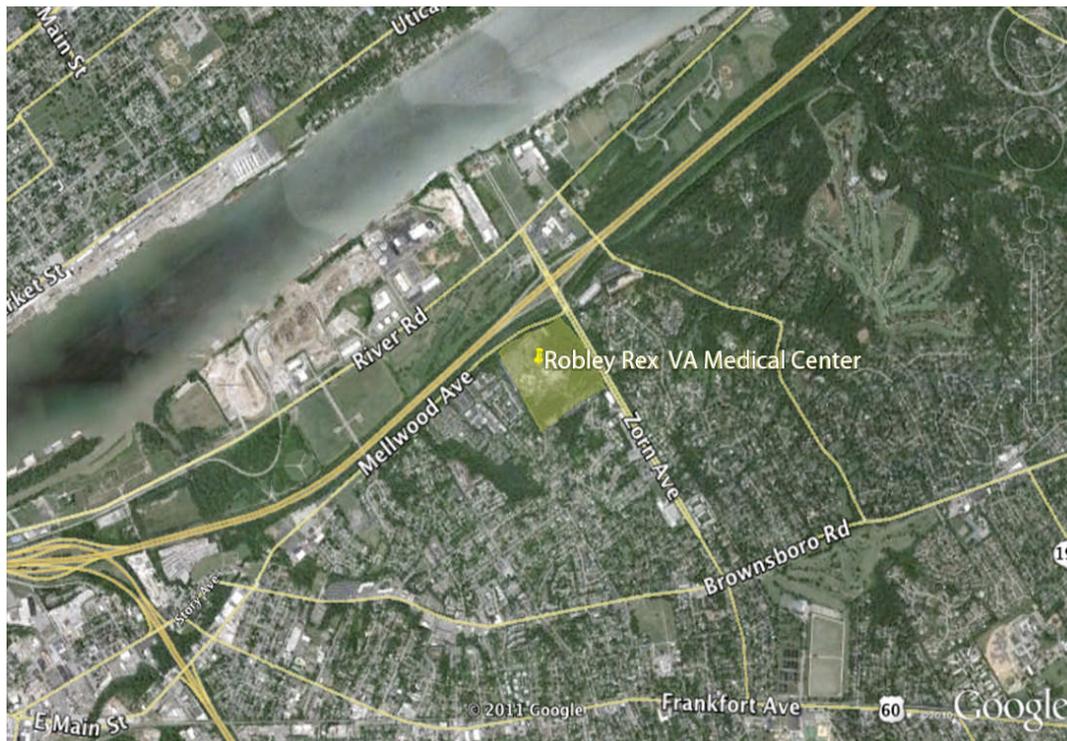
Option 2: Downtown

- ~25 acres
- Adjacent to ULMC
- Amenities are within walking distance
- Public transportation options are available



Option 3: Robley Rex VAMC

- 22 developable acres
- Approximately 3 miles from ULMC
- Amenities located within a mile
- Utilities available on site
- Public transportation available



This option includes reconfiguration of the existing medical center



NEXT STEPS



- Complete due diligence activities (currently underway on all site options), by late summer 2011.
- The findings from those activities will be presented to the Secretary for consideration in the fall 2011.
- Based on the Secretary's site selection, VA will undertake either land acquisition activities (downtown, greenfield) or pre-construction activities (Robley Rex VAMC).



ESTIMATED SCHEDULE



- Secretary's determination to acquire site - Fall 2011
 - Acquire Site (Option 1 - greenfield) - Spring 2012
 - Acquire Site (Option 2 - downtown) - Spring 2014
 - Acquire Site (Option 3 - Robley Rex VAMC) - Not Applicable



ESTIMATED SCHEDULE



- Complete Design (Option 1 - greenfield) - Summer 2013
- Complete Design (Option 2 - downtown) - Spring 2015
- Complete Design (Option 3 - Robley Rex VAMC) - Winter 2013

- Complete Construction (Option 1 - greenfield) - 36 months
- Complete Construction (Option 2 - downtown) - 48 months
- Complete Construction (Option 3 - Robley Rex VAMC) - 72 months

Construction start dates will be dependent on the timing of construction funding.