



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

January 13, 2006



Commemorating 75 Years of Service

The Honorable Francis J. Harvey
Secretary of the Army
110 Army Pentagon
Washington, DC 20310-0110

Dear Dr. Harvey:

On December 13, 2005, I wrote to you to express the Department of Veterans Affairs' (VA) interest in further exploring the possibility of acquiring several properties of the Department of the Army. The properties were outlined in your November 16 notice of availability as part of the 2005 Base Realignment and Closure program.

In accordance with the notice of availability, I am enclosing the required applications to pursue seven sites. We believe it is in VA's best interest to pursue acquisition of these properties to assist in carrying out our mission of delivering high-quality health care and benefits to our Nation's veterans. I appreciate your consideration of VA's applications for these sites.

Sincerely yours,

A handwritten signature in black ink, appearing to read "R. James Nicholson".

R. James Nicholson

Enclosures

**DEPARTMENT OF VETERANS AFFAIRS
REQUEST FOR TRANSFER OF PROPERTY**

1. US Army Reserve Command (Jones Hall) - Mountain View, CA
2. Fort McPherson - Atlanta, GA
3. US Army Reserve Command (CAPT Jonathan H. Harwood) - Providence, RI
4. US Army Reserve Command (William Herzog Memorial) - Dallas, TX
5. US Army Reserve Command (Boswell Street) - San Antonio, TX
6. US Army Reserve Command (FT Lawton) - Seattle, WA
7. US Army Reserve Command (MAJ Leslie Bias) - Huntington, WV



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON, DC 20310-0110

14 APR 2006

The Honorable R. James Nicholson
Secretary of Veteran Affairs
810 Vermont Ave., NW (004)
Washington, DC 20420

Dear Mr. Secretary:

This is to advise you that we have approved your January 13, 2006, Applications for Transfer, for a portion of the property at Fort McPherson, Georgia; the Jones Hall U.S. Army Reserve Center (USARC), Mountain View, California; the CPT Jonathan Harwood USARC, Providence, Rhode Island; the William Herzog Memorial USARC, Dallas, Texas; a portion of the Boswell Street USARC, San Antonio, Texas; a portion of the Fort Lawton USARC, Seattle, Washington; and the MAJ Leslie Bias USARC, Huntington, West Virginia; all of which are excess to our needs as a result of congressional approval of the 2005 Base Realignment and Closure (BRAC) recommendations.

The Department of Army will not support requests for a waiver of fair market value (FMV) for these transfers. If this decision impacts your agency's application for any of these properties, please notify me prior to May 1, 2006 so we may declare the property as surplus on May 9, 2006, as required by law. Payment of the FMV will be required prior to property transfer.

My staff will notify you and your staff of the appraised FMV when an Army appraisal is completed, as well as the timing and conditions of each of these transfers.

Sincerely,

A handwritten signature in black ink that reads "Joseph W. Whitaker".

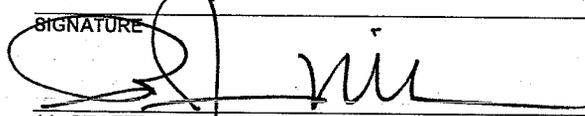
Joseph W. Whitaker
Deputy Assistant Secretary of the Army
(Installations and Housing)

REQUEST FOR TRANSFER OF EXCESS REAL AND RELATED PERSONAL PROPERTY	1. GSA CONTROL NO.	PAGE OF 1 PAGES	THIS BLOCK FOR USE BY AGENCY RECEIVING REQUEST
	2. DATE OF REQUEST		DATE REQUEST RECEIVED
3. TO (Name, address and ZIP Code of agency being requested to transfer the property) Department of the Army Office of the Assistant Secretary of the Army, I&E 110 Army Pentagon Washington DC 20310-0110	4. FROM (Name, address and ZIP Code of agency requesting transfer of the property) Department of Veterans Affairs 810 Vermont Avenue NW Washington, DC 20420	HOLDING AGENCY NO. (If any)	
		ACQUISITION COST \$	
		APPRAISED FAIR MARKET VALUE	
		REIMBURSEMENT \$	
5. REQUESTING AGENCY'S REPRESENTATIVE TO BE CONTACTED FOR FURTHER INFORMATION (Name, address and ZIP Code) Jim Sullivan/Lisa Thomas, PhD US Department of Veterans Affairs 810 Vermont, Washington, DC 20420 202.273.5254 / 202.273.5242	6. PROPERTY IDENTIFICATION AND ADDRESS (Include ZIP Code) The Jones Hall United States Army Reserve Center 1776 Old Middlefield Way Mountain View, CA 94043		

7. REAL PROPERTY REQUESTED						
A. STRUCTURES			B. LAND		C. UTILITIES	
USE (a)	NUMBER OF BUILDINGS (b)	FLOOR AREA (Sq. Ft.) (c)	GOVERNMENT'S INTEREST (a)	AREA (Acres of Sq. Ft.) (b)	VA will need all connecting electrical, natural gas, water, sewer and telephone connections currently on site for the office and storage buildings.	
(1) OFFICE	0.00	0.00	(1) FEE	7.06		
(2) STORAGE	3.00	300.00	(2) LEASED			
(3) OTHER (Specify)	3.00	40,568.00	(3) OTHER (Specify)			
(4) TOTAL	6.00	40,868.00	(4) TOTAL	7.06		
8. RELATED PERSONAL PROPERTY REQUESTED No personal property requested.					9. ARE FUNDS AVAILABLE FOR REIMBURSEMENT FOR THE TRANSFER OF THIS PROPERTY? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

10. CERTIFICATION

Certification is hereby made that this agency has a need for the property identified above to carry on an approved program; that the transfer thereof to this agency for the purposes indicated would be in accord with the intent of the Congress with respect to that program; that the requirement cannot be satisfied by better use of this agency's existing property; and that the proposed land use is consistent with FMR 102-75.25 and 102-75.30. The statement of justification under block 11 below for the transfer of the property requested is complete and accurate.

SIGNATURE 	TITLE Secretary of Veterans Affairs	DATE 1/13/06
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11. STATEMENT OF JUSTIFICATION (This statement must include data with respect to all factors covered in Block 11, Instructions for Preparation of Form GSA-1334).

- a. See Army BRAC Application for Transfer Statement b.
- b. See Army BRAC Application for Transfer Statement c.
- c. See Army BRAC Application for Transfer Statement g.
- d. See Army BRAC Application for Transfer Statement h.
- e. See Army BRAC Application for Transfer Statements d and f.
- f. See Army BRAC Application for Transfer Statement e.
- g. See Army BRAC Application for Transfer Statement d.
- h. See Army BRAC Application for Transfer Statement h.
- i. VA has not yet performed this coordination, but intends to comply with requirements - see attached Form 1334 Note 11.i and Army BRAC Application for Transfer Statement j.

(If required, use an additional 8 1/2 x 11 sheet)

**Instructions for preparation of GSA-1334,
Request for Transfer of Excess Real Property
and Related Personal Property**

General Instructions.

This form shall be used by agencies when requesting the transfer of excess real property and related personal property therein as defined by 41 CFR 102-75.20. The original and first three copies shall be filed with the regional office of GSA or the agency which notified the requesting agency that the property is available.

Block for Use of Agency Receiving Request. Certain terms used in this block are explained as follows:

Acquisition Cost. Where the actual acquisition cost is known that cost, of course, will be used. If it is not known, an estimate will be substituted therefore.

Appraised Fair Market Value. The appraised fair market value shall be obtained and set forth in this block in all cases, regardless of whether the property is to be transferred with or without reimbursement.

Reimbursement. The actual monetary amount of reimbursement to be required will be shown; whether it be zero, the full appraised fair market value of the property, or fifty percent of that sum.

Specific Instructions.

- Block 1 Enter the GSA Control Number as shown on the Notice of Availability.
- Block 2 Enter the date the request is made.
- Block 3 Enter the name and address of the office of the agency to which the request is being made.
- Block 4 Enter the name and address of the office of the agency transmitting the request.
- Block 5 Enter the name and address of the requesting agency's representative to be contacted for further information.
- Block 6 Enter the official title or name shown on the Notice of Availability to identify the property and the street address, city, county, and State for urban property, or the RFD address, county, and State for rural property.
- Block 7 **ITEM A - STRUCTURES.**

Column (b). Enter the number of structures for office use on line (1); for storage use on line (2); and for other use on line (3), and specify on line (3) the intended use. Enter the total number of structures on line (4).

Column (c). Enter the gross floor area (in terms of square feet) of the space for office use on line (1); for storage use on line (2); and for other use on line (3). Enter the total gross floor area on line (4).

ITEM B - LAND.

Column (b). Enter the Government fee owned land on line (1); the Government-leased land on line (2); and the land used by the Government under other rights of occupancy on line (3), and specify on line (3) such rights of occupancy. Enter the total on line (4). Indicate the unit of measure used. Attach a survey description of the land or a drawing showing its boundaries and location.

ITEM C - UTILITIES.

Enter a general description of the utilities and miscellaneous facilities, including facilities such as railroad trackage, docks, wash racks, and gasoline storage.

- Block 8 Enter a description of the nature of related personal property such as manufacturing equipment, maintenance equipment, and supplies.
- Block 9 Indicate by a check mark, in the appropriate square, whether or not funds are available for reimbursement for the transfer of this property.
- Block 10 Enter the signature and title of official of requesting agency authorized to make the application, and the date signed.
- Block 11 Enter the statement of justification for the transfer of the property requested. This statement must include data with respect to all of the factors set forth in 41 CFR 102-75.25. These data should be complete and fully documented as far as practicable. Generally, the following information will suffice as the basis for making a determination as to whether the transfer will be in the best interest of the Government.
- a. Show compatibility of the proposed use with the authorized program.
 - (1) Explain the specific use to be made of the property and describe the program for which it is to be used. Indicate how the use to be made of the property is compatible with the authorized program in order to demonstrate that the proposed transfer does not establish a new unauthorized program nor does it substantially increase the level of the requesting agency's existing program beyond that contemplated in the President's budget or by the Congress.
 - (2) Cite the statutory authority on which the program is based and identify the title of the appropriation (or appropriations) which supports the activity that will benefit from the transfer of the property.
 - b. Show that internal screening of agency property has not revealed any available, suitable property for the proposed use.
 - (1) Indicate the extent of the screening accomplished, including that property under permit or outlease.
 - (2) Name the specific alternate properties given consideration and discarded. State the reasons for rejection.
 - (3) Indicate any property revealed by such screening as excess to agency requirements. A report of excess should be processed covering any such property.
 - (4) Describe the property presently used for the activity and tenure of occupancy. If the property to be transferred will replace real property now under agency control which is presently required for the activity, a report of excess of the property being replaced shall be a condition of the transfer.
 - c. State the extent to which all buildings, facilities and land are to be used. If less than the full parcel is needed, the request for transfer should be made for only the portion needed, unless it can be shown that the remaining part probably could not be sold or utilized by another agency.
 - d. Give an estimate of the acquisition cost of other suitable property and an estimate of the probable sale price if the property requested for transfer were to be put to its highest and best use. If such purchase price is substantially less than the probable

sale price of the property proposed for transfer, give an explanation of why the purchase is not made instead of requesting the transfer.

- e. State the economies to be effected in the form of actual or estimated annual recurring savings, if any, in rental, maintenance operation, or other current costs resulting from the transfer. Show that the transfer will prove more economical over a substantial period of time than the acquisition of a new facility specifically planned for the purpose. In demonstrating the economies to be effected, specific consideration should be given to the design, layout, geographic location, age, and state of repair of the real property proposed for transfer as well as the aforementioned saving and current cost. Describe any other efficiencies in agency operation which will result from the transfer.
- f. Advise whether the program to be served by the transferred property is scheduled for substantial curtailment or termination. In such instances, the property may be transferred on a conditional basis with the understanding that it will be released for further utilization or disposal as surplus property at a time agreed upon when the assignment is arranged.
- g. State any other pertinent facts which the requesting agency may deem to be appropriate to justify the transfer,
- h. In those instances where the agency proposes to obtain the transfer without reimbursement, the documents required under the provisions of 41 CFR 102-75.190.
- i. Advise whether coordination has been had with State, regional, and local agencies to determine compatibility of the proposed use with their plans and programs in accordance with Executive Order 12372 which supercedes Part II of OMB Circular No. A-95, Revised, dated February 9, 1971, as amended.

When the requested property is listed or may be eligible for listing on the National Register of Historic Places, or is in the immediate vicinity of a property on the National Register, evaluate the effect on the historic character of the property of the proposed use of the property and any planned repair, rehabilitation, restoration, and maintenance work by applying the "Criteria for Effect" in the Procedures for Compliance with section 106 of the National Historic Preservation Act of 1966, issued by the Advisory Council on Historic Preservation. If it is decided there is a beneficial effect or no effect, state the decision and basis. If it appears that there may be an adverse effect on the property, the agency requesting the transfer of the property shall be responsible for taking all action required under the procedures of the Advisory Council on Historic Preservation to mitigate the adverse effects. The agency shall record actions taken and their disposition, and attach copies of appropriate documents.

Supporting Documentation for Form 1334 – Mountain View, CA

Notes to Form 1334
The Jones Hall United States Army Reserve Center

Form 1334, Section 7:

A. Structures

Use: (2) Storage		
Bldg. No.	Name	GSF
101A	Storage Shed	100
101B	Storage Shed	100
101C	Storage Shed	100
Total	3 buildings	300

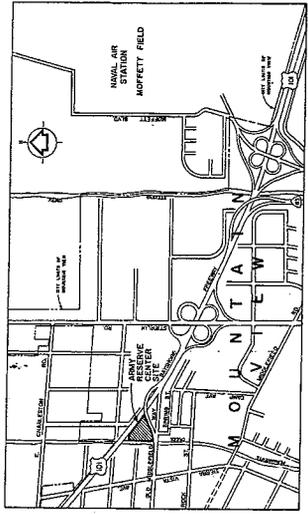
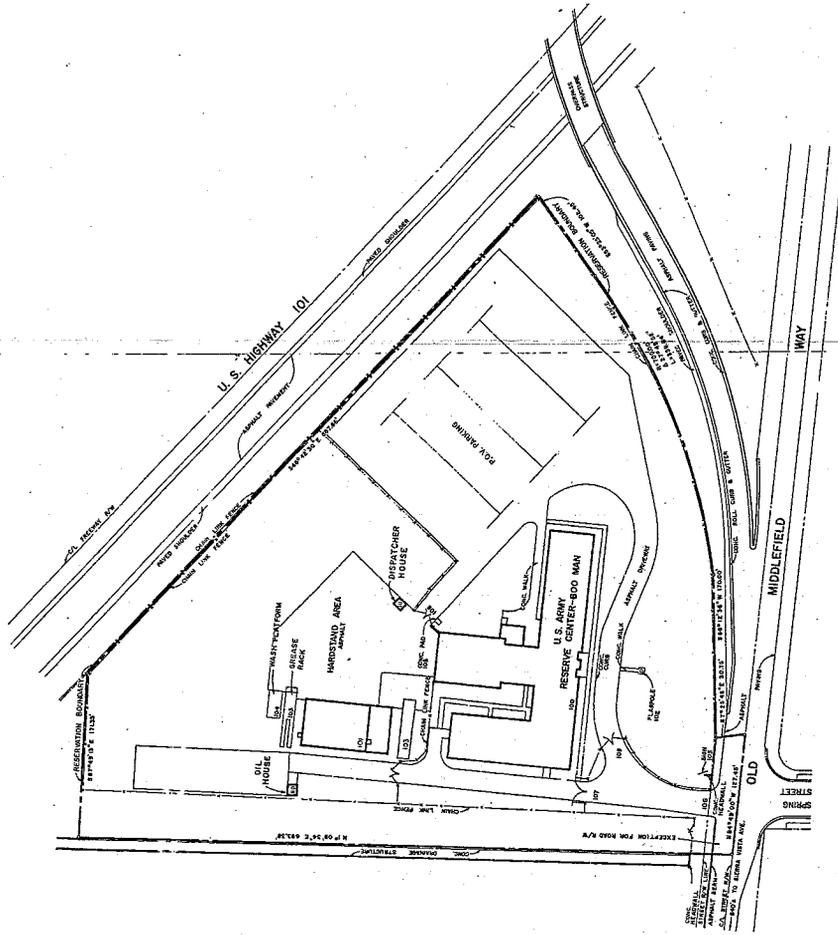
Use: (3) Other		
Bldg. No.	Name	GSF
100	Jones Hall USARC, Training Facility	34,958
101	Organizational Maintenance Shop	5,510
111	Dispatch Office	100
Total	3 buildings	40,568

Total Structures (4)	GSF
6 buildings*	40,868

*Building inventory described does not detail additions to buildings and supporting structures on site (flagpoles, gardens, statues). VA requests all structures on site, including supporting structures and additions.

Supporting Documentation for Form 1334 - Mountain View, CA

B. Land
 Survey of the premises showing its boundaries and location:



LEGEND

FACILITY NUMBER	DESCRIPTION
100	RESERVE CENTER BUILDING - 600 MM
101	NOISE REPAIR SHOP
102	FLAGPOLE
103	GREASE RACK
104	WASH PLATFORM
105	FACILITY SIGN
106	ENTRANCE - VEHICULAR MAINTENANCE AREA
107	ENTRANCE - VEHICULAR PARKING AREA
108	ENTRANCE - VEHICULAR MAINTENANCE AREA
109	OIL NOISE
110	DISPATCHER NOISE
111	

NOTES:
 1. THIS MAP WAS PREPARED FROM COPIES OF DIMENSIONS
 2. THIS MAP WAS PREPARED FROM COPIES OF DIMENSIONS

Supporting Documentation for Form 1334 – Mountain View, CA

Form 1334, Section 9:

Funds available for reimbursement for the transfer of this property as delineated in the Army BRAC Application for Transfer Statement h.

Form 1334, Section 11:

i. None of the facilities referenced above are considered part of a "Historic District." VA will work with local government, community organizations and any other regulatory bodies, as necessary, to address coordination issues.

Army BRAC Application for Transfer Requirements – Mountain View, CA

a. A completed GSA Form 1334, Request for Transfer signed by VA Secretary

A completed Form 1334 signed by the Honorable R. James Nicholson, Secretary of Veterans Affairs is attached as required.

b. A statement that the request does not establish a new program (i.e., one that has never been reflected in a previous budget submission or Congressional action).

The Department of Veterans Affairs (VA), established as an independent agency under the President by Executive Order 5398 on July 21, 1930, was elevated to Cabinet level on March 15, 1989 (Public Law No. 100-527).

The Veterans Health Administration (VHA) operates the Nation's largest integrated health care system. It provides care to more than 4.9 million unique patients with 54 million outpatient visits in 2004. To carry out its mission to provide medical care, VHA operated (as of December 31, 2004) 157 hospitals, 869 outpatient clinics, 134 nursing homes, 42 residential rehabilitation treatment programs, and 206 readjustment counseling centers including facilities in every state, the Commonwealth of Puerto Rico, the American Virgin Islands, Washington, DC and Guam.

The Veterans Benefits Administration (VBA) is responsible for administering the Department's programs that provide financial and other forms of assistance to veterans, their dependents, and survivors. Major benefits include veterans' compensation, veterans' pension, survivors' benefits, rehabilitation and employment assistance, education assistance, home loan guaranties, and life insurance coverage. The VBA provides these services through its 57 regional offices.

VA provides services and benefits to eligible beneficiaries as authorized by Title 38, U.S.C. The property identified in this Request for Transfer will be utilized for the Medical Facilities program to support the program's annually appropriated activities. The Medical Facilities appropriation finances the operations, maintenance, construction, and alteration of the VA health care systems' vast capital infrastructure. The capital investment accounts necessary to ensure VA's infrastructure is adequate to support the delivery of quality health care are within the Medical Facilities appropriation. The capital investment programs include:

Major Construction: Provides for constructing, altering, extending, and improving any VA facility for the provision of health-care services where the estimated cost of a project is greater than \$7,000,000.

Minor Construction: Provides for constructing, altering, extending, and improving any VA facility for the provision of health-care services where the estimated cost of a project is less than \$7,000,000.

Grants for Construction of State Extended Care Facilities: Provides for grants to assist States to acquire or construct State nursing home and domiciliary facilities in State homes, for furnishing care to veterans.

Department of Veterans Affairs Capital Asset Fund: Provides for costs associated with the transfer and future transfers of real property; enhancing medical care services to veterans by improving patient care.

The Department of Veterans Affairs is funded through the Military Quality of Life/Veterans Affairs annual appropriation, most recently codified in P.L. 109-114 (2005).

The transfer of the Jones Hall United States Army Reserve Center does not establish a new program and is compatible with currently authorized and funded VA activities. The Department of Veterans Affairs' Capital Asset Inventory for VA Palo Alto Health Care System's Palo Alto Division (PAD) campus shows that it currently contains 1,402,893 SF of space, while the VA Space Driver Database shows a space requirement of 1,703,890 SF with the existing workload and functioning level that the Division maintains. Based on these two databases, PAD has an

Army BRAC Application for Transfer Requirements – Mountain View, CA

existing space deficiency of 300,994 SF. In addition outpatient encounters have increased 38 percent in the past four years and Capital Asset Realignment for Enhanced Services (CARES) actuarial projections predict a 20 percent increase in outpatient workload by 2012.

Relocating administrative and support functions from two divisions, PAD and the Livermore Division (LVD) will:

- a) Enable PAD to decompress staff parking and allow current clinical and research activities to expand under the current mandate.
- b) Help facilitate the decommissioning of LVD, approved by the Secretary's May 2004 CARES decision.

c. A statement that the requesting Component or agency has reviewed its real property holdings and cannot satisfy its requirement with existing property. This review must include all property under the requester's accountability, including permits to other federal agencies and outleases to other organizations.

(1) The extent of internal screening of property, including property under permit or outlease:

The VA Palo Alto Health Care System is one of the largest and fastest growing VA Medical Centers due in part to its strong academic affiliation with the Stanford University School of Medicine. VA's Capital Asset Inventory (CAI) database for VA Palo Alto Health Care System's Palo Alto Division shows that it currently contains 1,402,893 SF of space, while the VA Space Driver Database shows a space requirement of 1,703,890 SF based on the existing workload and functional level that the Division maintains.

Based on these two databases, the Palo Alto Division campus has an existing space deficiency of 300,997 SF. In addition, outpatient encounters have increased 38 percent over the past four years and VA's actuarial projections predict a 20 percent increase in outpatient workload by 2012. During this same time period, Palo Alto Division's research staff has increased by 30 percent to over 750. Based on the aforementioned space requirements, the VA does not have any available or suitable property on the Palo Alto Division campus to expand its operations.

Furthermore, the Palo Alto Division operates a number of seismically deficient buildings, buildings that have been identified as Exceptionally High Risk, and structural engineers have concluded that during a significant seismic event, these buildings "are in danger of collapsing."

As a result of these space and functional issues, the Jones Hall Army Reserve Center (ARC) provides an excellent opportunity to decompress the Palo Alto Division campus by relocating offsite administrative and support activities capable of operating remotely.

(2) Name of specific alternate VA properties considered, but rejected (state why rejected?):

There are no VA sites available to accommodate VA's existing administrative and support activities.

(3) Indicate property identified as excess to VA needs during screening (complete report of excess):

There is no excess VA property in the San Francisco Bay, central to both campuses, available for reuse. The VA Palo Alto Health Care System has seen tremendous clinical and research growth over the past five years. As a result, any underutilized space has been completely accounted for and is currently occupied.

(4) Describe property presently used for VA activity and tenure of occupancy (if replacing current property, a report of excess will be a condition for replacement):

Based on VA space criteria, the VA Palo Alto Health Care System – Palo Alto Division

Army BRAC Application for Transfer Requirements – Mountain View, CA

currently maintains a 300,997 SF space deficiency. Over 54,200 SF of existing administrative and support functions could relocate off-site when facilities become available.

Most of the programs under consideration are located within a seismically deficient building. Building 6 is a 72,000 SF administrative building soon to be listed as an Exceptionally High Risk (EHR) structure. In 2006, Building 6's seismic exemption will be removed and the building placed on VA's EHR list of structurally deficient buildings. Building 6 is configured similar to its sister building, Building 4. Today, Building 4 is listed as the third most seismically deficient building in VA's building inventory and has a Category Rank Score of 1 – "Building in Danger of Collapsing."

According to Degenkolb Engineers' 1999 detailed seismic study of these particular buildings, the concrete shear walls in these structures have insufficient shear strength to resist the seismic design forces. Based on these structural deficiencies, relocating staff to a seismically safe building will not only improve safety, it will help mitigate existing parking constraints on the Palo Alto Division campus.

d. A statement that the requested property would provide greater long-term economic benefits for the program than acquisition of a new facility or other property.

The combination of parking and accessibility to the other area VA facilities makes this location a priority.

The location of the Jones Hall ARC is central to both Palo Alto and Menlo Park campuses and has an abundance of parking capacity. This property is ideally located adjacent to US Highway 101 and provides excellent access for staff because the site is less than 10 minutes from the Palo Alto and Menlo Park Divisions. VA Palo Alto Health Care System would have difficulty identifying and acquiring a similar parcel within the Cities of Palo Alto or Menlo Park. Palo Alto and Menlo Park remain one of the most expensive locations in the United States in terms of property valuation because it is situated in the center of Silicon Valley.

If the VA acquires the property from the Department of Defense, approximately 100 VA staff will relocate from the Palo Alto Division to the proposed site, decompressing parking by approximately 5% and minimizing access to structurally deficient buildings. Furthermore, several Livermore Division programs will need space before the Division can be decommissioned and the Jones Hall ARC site can accommodate these space requirements.

e. A statement that the program for which the property is requested has long-term viability.

The Department's mission is to serve America's veterans and their families with dignity and compassion and to be their principal advocate in ensuring that they receive medical care, benefits, social support, and lasting memorials promoting the health, welfare, and dignity of all veterans in recognition of their service to this Nation. The estimated total veteran population was 24,793,000 as of September 30, 2004. This included 8,147,000 Vietnam era veterans, representing the single largest period-of-service component of the veteran population. Gulf War era veterans now comprise the second largest component, numbering 4,105,000. World War II veterans numbered 3,916,000, while Korean conflict veterans totaled 3,423,000. Regardless of the sequence of events in the future, VA remains dedicated to the core mission of serving our nation's veterans.

The VA Palo Alto Health Care System is one of the largest integrated Health Care Delivery Systems within the Department of Veterans Affairs. With over 3,000 employees, a research staff of 750, and 131 academic affiliations, the long-term viability is without question. The continued clinical and research expansion necessitates moving administrative and support

Army BRAC Application for Transfer Requirements – Mountain View, CA

functions off site in an effort to accommodate direct care and research activities. The Jones Hall ARC will help accommodate many of VA Palo Alto Health Care System's administrative activities not required to collocate on the same site as the tertiary care center. Therefore, the VA anticipates that the Jones Hall ARC will be needed into the foreseeable future.

f. A statement that considerations of design, layout, geographic location, age, state of repair, and expected maintenance costs of the requested property clearly demonstrate that the transfer will prove more economical over a sustained period of time than acquiring a new facility.

For the reasons noted in statement "d" above, VA has estimated that transfer of the facility will prove more economical over a sustained period of time than acquiring a new facility.

In support of this determination, the attached inventory of buildings and structures includes descriptive elements such as age, size, construction, condition, current use, contents and any historical or other constraints that were used by VA in making this determination (please see chart after statement "j").

g. A statement that the size of the property requested is consistent with the actual requirement.

The VA Palo Alto Health Care System has identified the potential reuse of the site for administrative and motor pool uses to alleviate space deficiencies elsewhere. The total space need for LVD and PAD is 56,200 SF. Because the space needs of LVD coincide with the usable square footage of this site, the priority is to relocate LVD administrative and support activities into this building. The available SF is 34,000 and the space needs for LVD is 31,700. There would also be approximately 2,000 SF available to decompress PAD.

h. A statement that fair market value reimbursement to the Army will be made at the later of January 2008 or the time of transfer, unless this obligation is waived by the Office of Management and Budget and Army, or a public law specifically provides for a non-reimbursable transfer. (This requirement does not apply to requests from DOD Components).

Fair market value reimbursement to the Army will be made at the later of January 2008 or the time of transfer, unless this obligation is waived by the Office of Management and Budget and Army. This commitment is subject to Congressional appropriations and negotiations on the fair market value to fund the reimbursement.

i. A statement that the requesting DOD Component or Federal agency agrees to accept the care and custody costs for the property on the date the property is available for transfer, as determined by the Army.

The VA agrees to accept the care and custody costs for the property on the date the property is available for transfer, as determined by the Army. The VA reserves the right to negotiate with the Army for a specified period of time to resolve unidentified/unknown issues at the time of transfer.

j. A statement that the requesting agency agrees to accept transfer of the property in its existing condition.

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The VA agrees to accept transfer of the property in its existing condition on the basis that all environmental, historic, cultural and archeological constraints have been identified by the Army prior to transfer. The VA reserves the right to negotiate with the Army for a specified period of time to resolve unidentified/unknown issues at the time of transfer.

Army BRAC Application for Transfer Requirements – Mountain View, CA

Supporting Documentation for Army BRAC Application for Transfer Section f:

Building	Size	Description
Jones Hall USARC (100)	34,958 SF	<u>Date constructed:</u> 1957 <u>Levels:</u> 2-story <u>Foundation:</u> Concrete slab <u>Walls:</u> Concrete block with stucco finish, sheet rock <u>Roof:</u> Multi-level built-up over corrugated sheet metal <u>Restrooms:</u> Men's and woman's <u>Contents:</u> Training classrooms, administrative offices, caged storage rooms, a former shooting range, an assembly hall, a mechanical room
OMS (Organizational Maintenance Shop – 101)	5,510 SF	<u>Date constructed:</u> 1957 <u>Levels:</u> 1-story <u>Foundation:</u> Slab-on-grade concrete <u>Walls:</u> Cinder block <u>Roof:</u> Insulated metal decking, built-up <u>Doors:</u> Four retractable bay doors <u>Contents:</u> Three vehicle bays, 700 SF office area
Storage Shed (110A)	100 SF	<u>Construction:</u> Plywood and sheet metal
Storage Shed (110B)	100 SF	<u>Construction:</u> Plywood and sheet metal
Storage Shed (110C)	100 SF	<u>Construction:</u> Plywood and sheet metal
Dispatch Office (111)	100 SF	<u>Construction:</u> Sheet metal <u>Floor:</u> Poured concrete