

State Armory Board (SAB)
Quarterly Meeting: 14 January 2015

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State Armory Board
Quarterly Meeting – Voting Members

MG Wesley E. Craig	TAG	Chairperson
COL David Wood	28 th ID	Member
LTC John O'Boyle	213 th ASG	Member
LTC Chris McDevitt	CFMO	Member
COL Mike Konzman	NE PA	Member
LTC Lane Marshall	SE PA	Member
LTC Ros Gammon	SW PA	Member
Vacant	Central PA	Member
WO1 Erik Roberts	NW PA	Member

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**State Armory Board
Quarterly Meeting – Advisory Members**

Brig Gen Anthony Carrelli	DAG Air	Advisor
COL Marc Ferraro	DAG Army	Advisor
BG Timothy Hilty	Assistant Adjutant General	Advisor
COL Mark Schindler	Chief of Joint Staff	Advisor
CPT William Dunn	PA JAG	Advisor
COL Jim Cassarella	USPFO	Advisor
MAJ Mark Thomas	MSCA	Advisor
CSM Michael Gundrum	State CSM	Advisor
Mr. Mike Barrett	Chief Counsel	Advisor
Mr. Mark Austin	Deputy, OFE	Secretary ₂

**State Armory Board
Mission Statement**

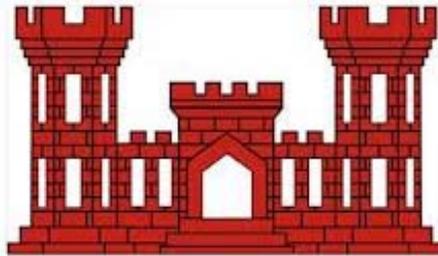
The mission of the SAB is to agree on long term financial commitments regarding Real Estate actions, either land or facilities, that impact the PA Army National Guard as described by Title 51, “Military Affairs”, Pennsylvania Consolidated Statutes.

SAB Quarterly Meeting Agenda

1. **Review of the Previous Minutes October 30, 2014 (Exh. A)**
 - a) **Motion and Approval of the Minutes**
2. **CFMO & TS ENGR Project Updates (slides)**
3. **New Business:**
 - a. **Naming of the new EAATs Training Center. (Ex. B & B1)**
 - b. **Revised SAB Rental SOP and Rental Agreement. (Ex. C)**

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State Armory Board Project Update



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AGENDA

- FTIG MILCON
- PA (-) MILCON
- FTIG SRM Projects
- PA (-) SRM Projects
- PA Air Guard Update
- Real Estate Update/Armory Disposal Status
- Planning and Programming Update
- Energy Update
- Comments

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FTIG MILCON Projects

Project	Design Status	Const Status	Amt (\$M)	Remarks
Aircraft Maintenance Instructional Building	100%	1%	40	Beginning foundations 3 rd week of Jan
Training Aids Center	10%	0%	15.5	Waiting for A&E cost proposal for design
NCTC Boiler Replacement (ECIP)	15%	0%	0.81	Pre-bid site visit 7 Jan
Controlled Access Facility (SCIF)	100%	0%	2	Reviewing submittals
Sanitary Sewer Replacement (Areas 12 & 13)	10%	0%	1.9	Expect completion of Request for Proposal Bridging document April 2015
Aircraft Fuel Truck Loading Facility	0%	0%	1.19	DLA drafting Request for Proposal Bridging document
TUAS Add/Alt	0%	0%	1.95	FY15 UMMC, refined 1390 sent back to – ILI 4 Dec

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Requested PA (-) MILCON Projects

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
York RC	35%	0%	0%	12-15	ARNG-ILI legal review on 2854 status reportedly unfavorable but not received in writing; MCCA will not be signed by -ILI—must revise to 75/25; -ILI Div Chiefs indicated will place on FYDP ILO a 2854 project; DGS design contract complete and design proceeding quickly; have zoning approval from both twps
Hermitage RC	100%	0%	0%	10-13	Plan conference with PENNDOT on easements/ alternate access – to reduce cost
Tobychanna AFRC	0%	0%	0%	15-18	Record of Availability for Wherry Housing (TAD) approved thru 2016
Danville FMS (vice Williamsport)	0%	0%	0%	9 -11	Land purchased
Pittsburgh CSMS	35%	0%	0%	22-25	Design 35% complete. On '19 FYDP; have not yet obtained concept design funds for re-sized facility design

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ARNG FTIG SRM Projects

(Slide 1 of 4)

Project	Design Status	Const Status	Amt (\$M)	Remarks
TUAS Runway, Hotel Road	100%	85%	0.1	On hold until Red Horse returns from deployment
Marquette Lake Dam Spillway Repairs	35%	0%	0.1	35% design submittal; change order to incorporate DEP requirements
TUAS K-Span	100%	45%	0.22	On hold until Red Horse returns from deployment
5-37 Renovations	100%	50%	0.15	On hold until Red Horse returns from deployment
Blue Mountain Gym Addition	35%	0%	.63	Working toward 95% design
USPFO Warehouse (Shipping & Receiving)	100%	74%	.48	Mechanical equipment installation
USAR Projects	100%	80%	.50	Fence contract awarded; BRM to install siding on Building 10-44 Spring 2015
19-1 Roof Replacement	100%	96%	.41	Negotiating change proposal for gutters
Range EPR Berm Expansion	100%	2%	1.1	Borrow site excavation and erosion & sedimentation controls

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ARNG FTIG SRM Projects

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Project	Design Status	Const Status	Amt (\$M)	Remarks
Multi-Purpose Range Operations Building (POD Site)	35%	2%	.49	Working toward 95% design
AASF Fire Suppression System (Construction) (2 Phases)	100%	5%	.83	Started conduit 19-115 & 135
Renovations And/Or Roof Replacements (Phase I)	100%	20%	2.8	Siding, electrical rough-in
Renovations And/Or Roof Replacements (Phase II)	100%	15%	2.8	Siding, electrical rough-in
Renovations And/Or Roof Replacements (Phase III)	100%	18%	2.9	Siding, electrical rough-in
Renovations And/Or Roof Replacements (Phase IV)	100%	24%	2.8	Siding, electrical rough-in
ADN Area 12 / IT Infrastructure Upgrade	100%	17%	.21	Submittals review
10-83 Add/Alt	35%	0%	.42	Working toward 95% design

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ARNG FTIG SRM Projects

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Project	Design Status	Const Status	Amt (\$M)	Remarks
Area 5 Classroom	35%	0%	.50	Working toward 95% design
628 th Storage Building	35%	0%	.40	Working toward 95% design
Area 13 Classroom	35%	0%	.50	Working toward 95% design
Security Fence (Areas 18, 19, 14, 5, 16 & 11)	100%	0%	.36	Contract awarded; pre-construction conference scheduled for 23 October 2014
Demolition 2014	100%	95%	.25	Site clean-up
10-102 & 5-116 Roof Replacements	100%	12%	.87	Submittals reviewed, work to start Spring 2015
Site Assessment/RFP Development for Solar PV	0%	2%	.07	AE developing RFP, Next meeting 20 January (65% draft due)
19-119 SIPR and Server Room Upgrade	100%	0%	.03	BRM doing portion of the work; remainder of the work will be completed via contract
Area 14 Ball Fields	100%	95%	TBD	BRM to install bases in Spring; DGS to contract for fencing

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ARNG FTIG SRM Projects

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Project	Design Status	Const Status	Amt (\$M)	Remarks
Range 37 Power Line	100%	0%	.735	Design package delivered to USPFO contracting for action (Jan 6)
FTIG CSMS 25 Ton Crane	0%	0%	.50	BRM seeking repair parts estimate. If no parts available due to antiquated system, new crane must be purchased

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ARNG PA (-) SRM Projects

(Slide 1 of 4)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Harrisburg-BLDG1 Renovation	100%	100%	100%	2.2	Final touch-up and move-in ongoing
Plymouth Readiness Center, MEP, UHS	100%	100%	98%	1.2	Electrical finishing solar with liquidated damages charged; NO L&I occupancy due to sidewalk (under L&I review)
Hamburg Readiness Center (RC) Renovation	100%	100%	99%	2.6	Unit moved in Nov; fence complete but shower leak not fixed
Pitt-Crane RC Renovation (Ph 2)	100%	100%	99%	3.0	Spring paving pending; Passed L&I elevator but no occupancy cert; DGS Ph 3 design orientation with A-E pending
Ft Mifflin-Renovation	100%	100%	5%	1.4	Significant structural issues discovered; CFMO determining priorities of work
Everett Readiness Center Renovation	100%	100%	20%	1.2	DFE checking budget to add EIFS
Lewisburg RC Renovation	100%	100%	0%	4.3	Initial Job Conference (IJC) held 5 Jan
Tamaqua RC Renovation	100%	100%	0%	1.5	IJC held 7 Jan
Allentown RC Renovation	100%	100%	0%	3.4	IJC held 8 Jan

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ARNG PA (-) SRM Projects (Slide 2 of 4)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Greensburg RC Renovation	100%	90%	0%	2.4	Award expected shortly
Washington RC Renovation	95%	0%	0%	3.0	Should receive L&I approval in next week or so. Forecast bids due in March
PHL-Lancaster Ave RC Renovation	70%	0%	0%	10.3	65% Design submittal received and review held at DGS; forecast bids due in summer
New Castle RC Renovation	5%	0%	0%	3.1	Under design
Hershey RC Renovation	0%	0%	0%	1.8	Orientation with new Professional 8 Jan
Beaver Falls RC Renovation	5%	0%	0%	1.8	Under design
Carbondale RC Renovation	5%	0%	0%	1.8	Under design
Sellersville RC Renovation	5%	0%	0%	0.9	In-house design; site visit made in Dec; trying to augment funding
Phoenixville RC (old OMS) Renovation	0%	0%	0%	0.8	Securing funds; In-house design

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ARNG PA (-) SRM Projects (Slide 3 of 4)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Johnstown-Walters POV Expansion	100%	10%	0%	0.25	At DGS; will go out for bid in March
Johnstown-Airport MEP Expansion	100%	10%	0%	0.9	Part of Johnstown Walters contract package
Punxsy-Repair Storage Bldg Wall	100%	90%	0%	.033	In state signature process
HMP Storm Water Retention & Outfall	100%	10%	0%	.08	Met DGS on land clearance 7 Jan; spring project
Huntingdon Water Storage Tank	35%	0%	0%	.35	Added fire pump to design
Phoenixville old FMS Re-roof	100%	30%	0%	.05	Has L&I approval; DGS bids due 27 Feb
FMS LED Re-Lamping	100%	100%	50%	.05	New Castle, HMP, and Williamsport
Hanover Drill Hall Roof	95%	10%	0%	0.16	Received L&I approval; @ DGS with bids due 20 May
PHL-SHR Bleacher Replace Ph2	100%	40%	0%	0.05	In-House design @ DGS; bids due 18 Feb
E. Stroudsburg Doors Repair	95%	0%	0%	0.02	In-House design @ DGS
Mt Pleasant Distance Learning	100%	0%	0%	0.01	Awaiting G3 funding

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ARNG PA (-) SRM Projects (Slide 4 of 4)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
MI CO SCIF in-Box Pads & Utilities Washington	100%	100%	0%	0.4	Awaiting funding from ARNG for modular facility. Initial Job Conference 8 Jan
MI CO SCIF in-Box Pads & Utilities Horsham	100%	100%	20%	0.4	Electrical rough-in, fence, and pad complete
MI CO SCIF in-Box Pads & Utilities Scranton	25%	0%	0%	0.4	Awaiting '15 funding from ARNG to begin construction. Working with USAR for Site Selection
Tactical Server Infrastructure Upgrade-HMP	100%	100%	20%	0.1	Bid Opening 16 July; DGS unable to award in '14; Initial Job Conference not yet set
Tactical Server Infrastructure Upgrade-Washington	95%	0%	0%	0.075	This project will be included in RC Renovation Project.
Tactical Server Infrastructure Upgrade-Horsham	100% 90%	100% 0%	80% 0%	0.075	Electrician completed first phase; awaiting IDS, HVAC, and fire suppression; need \$\$
Tactical Server Infrastructure Upgrade-Scranton	100%	0%	0%	0.075	99 th requested design package; awaiting funding; no word from 99th

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PA Air Guard Facility Projects (1 of 2)

111th Fighter Wing

Project	Design Status	Const Status	Amt (\$M)	Remarks
Program Multiple BRAC Enclave	100%	100%	4.6	Projects complete; Gate pending design deficiency corrections by A/E of record
Renovation for AFFOR	25%	0%	8.3	Pushed to FY 23
Install High Efficiency Boilers	100%	70%	2.9	Progressing
Repair Water/Sewer Infrastructure	100%	0%	5.7	Rebid electrical portion, funds should arrive (back at base) in the next week
Alter Predator Operations Center	95%	0%	5.8	Bid docs due 15 July
RED HORSE Bed-down	100%	0%	0.79	Pushed out to a later FY due to funding

171st Air Refueling Wing

Project	Design Status	Const Status	Amt (\$M)	Remarks
Repair Composite Support Facility – 258 ATCS	100%	0%	0.5	Contractor initiated work week of 10/6
Repair B107 for Boom Simulator (BOSS)	100%	40%	0.4	Facility is being prepared for BOSS delivery scheduled for Dec of '14
Repair Aircraft Parking Apron	100%	99%	4.0	Punch list and contract close-out items remaining
Repair Base Water Main	95%	0%	1.75	95 % design completed. Awaiting reprogramming actions for construction
Repair Hangar 301/302 Interiors	0%	0%	6.3/9.2	A&E has reviewed design concepts w/base to prepare for 35% submittal
Alter Hangar 304 for Fire Station & Aerial Port	0%	0%	4.25	Design contract awarded

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PA Air Guard Facility Projects (2 of 2)

193 Special Operations Wing				
Project	Design Status	Const Status	Amt (\$M)	Remarks
Aircraft Parking Ramp Trench Repair	100%	77%	1.3	Cmp due in Nov 2014
ADAL Resiliency Center B67	100%	0%	.7	Awaiting funds for CNS
SOF Flight Simulator	0%	0%	6.2	Programming through MFP-11 pgm
LA-4 Parking Lot	35%	0%	1.0	Design cmp due in Dec 2014
Repair Mustang Alley	35%	0%	.7	Design cmp due in Dec 2014
Relocate Main Gate	0%	0%	1.8	Concept design (35%) due in Dec 14
193 Regional Support Group				
Project	Design Status	Const Status	Amt (\$M)	Remarks
State College Add/Alter	100%	99%	4.0	Awaiting Contract Closeout by USPFO
CERFP Storage Facility	100%	100%	.70	Closeout to occur by November
BE Pavements and Grounds Facility	100%	100%	.68	In Construction
RTS Deployed Troop Camp	100%	60%	.29	In Construction

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Master Plans/NEPA

Issues/Events	Status
<p>Issue/Event: ACUB</p> <p>Discussion: Capital Region Water voted to continue moving forward towards the sale of the initial 384 acre parcel and is conducting an engineering study of the affected area</p> <p>Next Step: Public meetings are scheduled for 28 Jan and 10 Feb; coordinating with TCF, PGC and PAO for representation at the public meetings</p>	

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Key Real Estate Actions

(Slide 1 of 4)

Issues/Events	Status
<p>Issue/Event: 99th RSC License with return of 19-1 & 19-2 to PA ARNG, Area 16 license, Area 10 license, and Area 3 license</p> <p>Update: Documents were updated to reflect 50-year term per the request of the 99th RSC. Awaiting signature of 99th RSC.</p> <p>Next Step: Continue to monitor progress with USACE and USAR.</p>	
<p>Issue/Event: Real Estate Action Plan for additional space for 56 SBCT at Willow Grove to include Military Equipment Parking (MEP).</p> <p>Update: Per USPFO, MOA is required instead of ISSA. MOA is currently in draft with 111th.</p> <p>Next Step: Provide new MOA for review by ARNG and ANG stakeholders and create new REAP and basing action request for updated buildings and MEPs.</p>	

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Key Real Estate Actions

(Slide 2 of 4)

Issues/Events	Status
<p>Issue/Event: State Lease for Plains Twp USAR facility.</p> <p>Update: USACE verbally agreed that the TWP lease to DMVA/State, would be acceptable use under the current deed. No decisions were made at the 18NOV meeting but most participants liked the idea of PANG leasing a majority of the building from the Twp.</p> <p>Next Step: Mr. Austin has meeting to discuss details of the lease with the Twp. On 19 Jan.</p>	
<p>Issue/Event: Acquisition of Vacated USAR Readiness Centers</p> <p>Update: Working packets through NGB for Hiller, Gettysburg, and Harrisburg (2nd Street). Requesting site visits of Bethlehem and Bloomsburg.</p> <p>Next Step: Continue follow up with 99th, NGB and USACE for availability and action.</p>	

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Key Real Estate Actions

(Slide 3 of 4)

Issues/Events	Status
<p>Issue/Event: PAARNG and PAANG FTIG Land Transfer</p> <p>Update: Supplemental Agreement (SA) #5 has been fully executed and received. SA #3 is on the way to JBSA for execution.</p> <p>Next Step: Await executed SA#3 from USACE.</p>	
<p>Issue/Event: FTIG Solar Farm Project</p> <p>Update: REAP has been sent to ARNG ILI and is currently being staffed in Training section.</p> <p>Next Step: Awaiting comments from ARNG ILI and EITF for further processing.</p>	

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Key Real Estate Actions

(Slide 4 of 4)

Issues/Events	Status
<p>Issue/Event: FTIG Real Estate procurements.</p> <p>Update: Funkhouser property purchase/lease back (\$655K) completed. Still working on two in-holdings, the Knapp property (\$50K +/-), and the Arnold property (\$175K+/-)</p> <p>Next Step: Knapp's are attempting to clean-up their property, we'll have an environmental study done when completed. DGS is developing an Agreement Of Sale for the Arnold property, due by end of January.</p>	
<p>Issue/Event: First City Troop (FCT) lease for Phila. 23rd Street Armory.</p> <p>Update: The Armory is in need of \$3.5M+ structural repairs to the exterior stone walls of the Armory. DMVA lease with FCT runs to 2022. FCT may have a difficult time raising this amount of money.</p> <p>Next Step: Mr. Austin has meeting with FCT members on 15 Jan.</p>	

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Armory Disposal Status

ARMORY SOLICITATION/BID INFORMATION						
FACILITY <small>(Click For DMVA Link)</small>	SOLICITATION # <small>(Click for DGS Link)</small>	BID DUE DATE	MINIMUM BID	STATUS	ACTUAL BIDS	SETTLEMENT DATE
Berwick Armory	94670	January 29, 2015	\$60,000	ITB		
Bradford Armory	94496	November 5, 2013	\$50,400	SOLD	\$60,001.00	05/09/2014
Lancaster Armory	94652	January 8, 2015	\$320,000	2 Bids rec'd	\$380K & \$352K	TBD
Ridgway WET Site	94665	February 9, 2015	\$20,000	ITB		
Ridgway Armory	94671	January 9, 2015	\$10,000	No Bids rec'd		
Scranton Armory	94623	July 8, 2014	\$100,000	AGS	\$150,000.00	NLT 1/22/2015
Tyrone Armory	94600	June 23, 2014	\$60,000	SOLD	\$63,600.00	10/21/2014
Huntingdon Armory	94482	November 14, 2013	\$72,000	SOLD	\$75,303.11	03/17/2014
Altoona Armory	94625	March 19, 2014	\$1,900,000	SOLD	\$2,100,780.00	08/20/2014
Waynesboro Armory	94488	December 3, 2013	\$385,000	SOLD	\$386,200.00	06/18/2014
Pittsburgh - Hunt	Pending per DGS	Pending per DGS	\$2,700,000	Pending		
Pine Grove	RFI	RFI - January 15, 2015	\$108,000	RFI		
Scranton Gibson St.	94624	July 30, 2014	\$108,000	SOLD	\$111,112.00	12/04/2014
BallForte Armory	94496	December 4, 2013	\$732,000	SOLD	\$750,556.01	05/06/2014
Sunbury Armory	Postponed	Postponed	\$316,000	On Hold		
Bethlehem	Rental/Lease agreement fully executed		\$272,000	Lease	\$272,000.00	
Philly-Ogontz Ave.	Sold - Must pay city 1/3 of sales price		\$485,000	SOLD	\$485,000.00	11/05/2014
West Chester	AGS fully executed		\$760,000	AGS	\$760,000.00	

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Planning and Programming

Issues/Events	Status
<p>Issue/Event: Readiness Center Transformation Master Plan (RCTMP)</p> <p>Discussion: Final report was sent to Congress in late December which provided 4 COAs with corresponding funding levels</p> <p>Next Step: Brief senior leaders and work with LLO to present the information to the PA Congressional Delegation</p>	<div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> A </div>

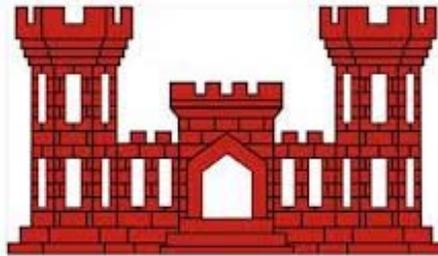
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Energy Cost & Use Reduction

Issues/Events	Status
<p>Issue/Event: <u>Energy Conservation and Efficiency-</u> DMVA is very successful in obtaining energy rebates under PA's Act 129 program. First Energy is now offering a new rebate program for Building Systems to help with upfront costs of designing and installing energy-efficient systems in new buildings and major renovations or combination of upgrades to building systems. OFE is evaluating applicability of this program to planned facility renovations and rebate potential</p>	
<p><u>Energy Security:</u> ELECTRIC RATES: acquisition of new electric suppliers for DMVA facilities was completed in DEC to obtain competitive electric rates. PJM DEMAND REPOSE: DMVA is receiving \$150K in payments for participating in the 2014 Demand Response Program. Payments are posted as credit on the respective electric accounts that participated in the program, reducing the electric costs. Entering the 5th year of the program, DMVA currently evaluating sites for 2015.</p>	
<p><u>Army Central Metering Program-</u> (IAW AR 420-1 and EPAAct 2005) Client workstation needs to be installed in Bldg 0-13. IAW AR 420-1, Plans are to tie metering across computer network to monitor energy use performance at large facilities, also to install metering at new and renovated facilities, building the network.</p>	
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Comments



New Business

- a. **Naming of the new EAATs Training Center. (Ex. B & B1)**
- b. **Revised SAB Rental SOP and Rental Agreement. (Ex. C)**

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SAB Quarterly Meeting

1. Review STAF Balance & Commitment report. (Exh. D & D1)
2. Next meeting 23 April 2015, 1100 Hartranft Conference Room.
3. Questions?
4. Adjourn Meeting.

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