

Armory Board of The State of Pennsylvania
The Adjutant General's Office
Department of Military and Veterans Affairs
Ft. Indiantown Gap

Wednesday, January 14, 2015

At the call of the Chairman, the State Armory Board met Wednesday, January 14, 2015, 1100 hrs. at the Department of Military and Veterans Affairs, Ft. Indiantown Gap, Annville, PA.

The Chairman called the meeting to order.

Members Present: MG Wesley Craig, Chairperson
BG Tim Hilty, Advisor
BG Anthony Carrelli, Advisor
COL Marc Ferraro, Advisor
COL Mark Schindler, Advisor
CSM Michael D. Gundrum, Advisor
COL James Cassarella, Advisor
LTC Christopher McDevitt, Member
LTC Mark Pike, 28ID, Member
LTC John O'Boyle, 213 RSG, Member
Mr. Michael Barrett, Advisor
Mr. Mark Austin, Secretary

Present via VTC: LTC Ross Gammon, Member
W01 Erik Roberts, Member

Also Present: LTC Daneen Hutton, TC-DPW
CPT William Dunn, JFHQ-SJA
CPT Justin Wolfe, CFMO-Operations
CPT David Colna, 201RHS/CE
CW3 Kenneth Phillips, 28ID 63OPS
Mr. John Saufley, Design CFMO-PA
Mr. Ray Hulings, Director BPOM
Ms. Dee McPherson, Deputy Sec OA
Mr. Darren McNoldy, HR Mgr
Ms. Cathy Hummel, Budget
Ms. Michele Arnold, Budget
Ms. Joan Nissley, Press Secretary
Mr. Bob Edwards, OFE
Mr. John Verscharen, OFE
Mrs. Rikki Weimer, OFE

- Mr. Austin requested the Board Members review the Minutes dated October 30, 2014.
- On motion made by MG Craig, seconded by LTC McDevitt, the Board approved the Minutes dated October 30, 2014.
- LTC McDevitt reported on FTIG MILCON Projects.
 - **(Slide 7)** Aircraft Maintenance Instructional Building- on track with this project and there are no issues. The design calls for natural gas generators. Working with design professionals and contractor to remove generators from the project and replace with a solar farm (Photo Voltaic System). It will be a lot less maintenance cost down the road.
 - Training Aid Center- FY16 project, negotiating on design fees.
 - NCTC Boiler Replacement (ECIP) – Met with Army Corp of Engineers (CoE) back in November and they scheduled site visit with their contractors on 7 JAN 15. Project will be proceeding.
 - Controlled Access Facility (SCIF)- reviewing submittal late March or early April for construction start date. They have 365 days from notice to proceed, which was issued the first week in December 2014. We can expect it to be completed by December 2015.
 - Sanitary Sewer Replacement (Areas 12, 13 & 9) –design build RFP expect to go out in April 2015.
 - Aircraft Fuel Truck Loading Facility-replace Bulk JP8 fuel point in Area 19, working with DLA & Army Petroleum Center. They are developing the bridging documents and writing the RFP. We are leveraging the CoE to add replacement of Area 6 MOGAS and diesel points and relocate to Area 10. LTC McDevitt must complete a 420 and send to NGB and Army Petroleum Center.
 - TUAS Add/Alt-this was the #1 UMC picked by NGB this year. We refined the 1390 and sent it back, it is expected back in February or March.
 - **(Slide 8)** York Readiness Center-to date we have not received the legal opinion from NGB. We expect to see it by the 16th or 17th of January.
 - Pittsburgh CSMS- in 35% design, asked for another charrette but only one is given per year. Will not receive actual design money until FY17.
- LTC Hutton reported on ARNG FTIG SRM Projects.
 - **(Slide 9)** 5-37 Renovations- on hold for funding. Waiting for Red Horse to start back to work.
 - Blue Mountain Gym Addition-design builder working towards 95% design.
 - USPFO Warehouse (Shipping & Receiving)- 74% completion.
 - USAR Projects- waiting on fencing contractor to start work, probably in the Spring 2015. BRM will then provide siding on 10-44 and we will be finished with USAR.
 - 19-1 Roof Replacement- in Change Order negotiation process for new gutters.
 - Range EPR Berm Expansion- contractor pouring soil on site.
 - **(Slides 10)** Multi-Purpose Range Operations Building (POD Site)- working towards 95% design.
 - AASF Fire Suppression System (Construction) (2 Phases) - started conduit 19-115 & 135.
 - Renovations And/ Or Roof Replacements (Phase 1, II, III, IV)- WWII Wood renovations, progressing on schedule. TAG asked when completion date was and LTC Hutton responded that they should be done by July.
 - ADN Area 12/ IT Infrastructure Upgrade- in submittals review before work starts.
 - 10-83 Add/Alt- working towards 95% design, MIL project.
 - **(Slide 11)** Area 5 Classroom- design build phase and working towards 95% design.
 - 628th Storage Building- design build phase and working towards 95% design.
 - Area 13 Classroom- design build phase and working towards 95% design.
 - Security Fence (Areas 18, 19, 14, 5, 16 & 11) – have schedule from contractor and he will not start until the spring.

- Demolition 2014- needs site cleanup and project will be complete.
- 10-102 & 5-116 Roof Replacements- contractors are not working right now, waiting until the spring.
- Site Assessment/ RFP Development for Solar PV- next meeting is scheduled for 20th of January in which we are set to review 65% bridging document and request for proposal.
- 19-119 SIPR and Server Room Upgrade- BRM doing portion of interior renovation then remainder of work will be contracted out.
- Area 14 Ball Fields- BRM installing bases in spring. Waiting on DGS to contract out for fencing which includes the back stop.
- **(Slide 12)** Range 37 Power Line- running power out to that range. Design package sent to USPFO for contracting.
- FTIG CSMS 26 Ton Crane- waiting to see if we can find repair parts. If we cannot we need to contract it out for repair.

Mr. Saufley reported on the ARNG PA (-) SRM Projects.

- **(Slide 13)** Plymouth Readiness Center, MEP & UHS- occupancy permit was granted, still work to be done the PV System by the Electrical Contractor.
- Hamburg Readiness Center Renovation- unit moved in when they were supposed to. TAG asked about furniture for the bldg. Misc. office furniture was replaced.
- Pitt Crane Readiness Center Renovation (Ph 2)- occupancy permit granted.
- Ft Mifflin Renovations- there are structural issues with Bldg 56. The addition is separating from the bldg that is not part of the original design, it is under review now.
- Everett Readiness Center Renovation- project started, and is progressing.
- **(Slide 14)** Greensburg RC Renovation- DGS is finalizing contracts, construction should start within 30 days.
- Hershey RC Renovation- met with professional back on 8 JAN 15 and a design meeting is now scheduled.
- Sellersville RC Renovation- in house design team made a visit in December. We have \$900,000 on project and we are trying to narrow the scope down but there is a lot more work that needs to be done. MG Craig asked what kind of work we are trying to do. Mr .Saufley responded work in the main RC and there is a building in the back. An old PennDOT shed with a lot of L&I code issues.
- **(Slide 15)** Huntingdon Water Storage Tank- adding fire pump and that will increase price to \$350,000. Design moving ahead.
- PHL-Southampton Bleacher Replacement Ph2- bids due 18 FEB 15. MG Craig asked if we owned the little strip of parking lot yet. Mr. Austin responded that once the deed is signed we will have ownership of the strip. The next step is to consolidate the two properties.
- **(Slide 16)** MI CO SCIF in-Box Pads & Utilities Washington- initial job conference 8 JAN 15
- MI CO SCIF in-Box Pads & Utilities Horsham- nearly complete, waiting for a piece of wire for SCIF in-box to get it anchored.
- Tactical Server infrastructure upgrade-Harrisburg- over 20% status and electrical work is complete in Bldg 8.
- Tactical Server Infrastructure Upgrade-Scranton- received word from the 99th on 13 JAN 15. They did have comments that we need to reply to.
- LTC McDevitt reported on PA Air Guard Facility Projects.
 - **(Slide 17)** The 111th- Renovations for AFFOR were pushed to FY23.
 - RED HORSE Bed-down- pushed to later FY. BG Carrelli thinks it is being pushed to get cancelled. The money will be redirected to cyber.

- **(Slide 18)** No updates.
- LTC McDevitt reported on Master Plans/ NEPA.
 - **(Slide 19)** ACUB is moving forward. Capital Regional Water Authority voted to move forward. LTC McDevitt met privately with the PA Game Commission and our partner TCF. All are communicating the same message. LTC McDevitt will then meet with executive committee at Capital Regional Water and the PA Game Commission prior to the first public meeting. The Game Commission & LTC McDevitt will both be present at the meeting on 28 JAN 15 to answer questions.
- LTC McDevitt reported on Key Real Estate Actions.
 - **(Slide 20)** 99th- original documents being updated to reflect 50-year term.
 - Real Estate Action Plan at Willow Grove- MOA to transfer two buildings from Air Guard to the 56th is moving along. Drafting MOA.
 - **(Slide 21)** State Lease for Plains Two USAR Facility- Mr. Austin is communicating with them. It looks like the township is on board and process is moving along. Hoping to get this accomplished by end of 2nd or 3rd quarters. Mr. Austin provided details of the meeting stating that the Commissioners would like to continue to own the building and lease a majority of it to the DMVA/PAARNG and use small portion of the building for Twp storage. MG Craig asked if we would lease it from them and Mr. Austin answered yes. The Lease will be between the Commonwealth and the Township.
 - Acquisition of vacated USAR RC's- Letter sent to 99th and they recommended letter go through NGB. Letter is currently with NGB. Targets are Hiller 2nd BCT, Gettysburg 56th and Harrisburg 2nd Street 56 BCT. Requesting Bethlehem and Bloomsburg sites. LTC McDevitt received a call from the 99th and they are eager to get out of Harrisburg and they offered Dubois (2nd BCT). Currently looking at that option. MG Craig asked LTC Gammon his thoughts on Dubois. LTC Gammon agreed to take a look at Dubois and thinks it could be a better recruiting area than Kane.
 - **(Slide 22)** FTIG Solar Farm Project- working on REAP through CoE. Process is working. Real estate 65% and on track.
 - **(Slide 23)** Mr. Austin reported on the FTIG Real Estate procurements. Just purchased the Funkhauser property. Owner will remain in the house until he decides to vacate it.
 - Looking at the Knapp and Arnold properties (In-holdings). Knapp property is a very unkempt property and needs cleaned up. We will do an environmental study once the Knapp's report they are done cleaning up the site.
 - Arnold property- they agreed to sell the property and AOS is being developed.
 - Mr. Austin reported on the First City Troop (FCT) lease for Philadelphia 23rd Street Armory- there are structural problems with the building and in dire need of being repaired. Mr. Austin encouraged them to get a structural engineer and he estimated the damage at \$3 million. MG Craig commented that FCT owns the building and they allow us to lease it for military units but #1 it is their problem and #2 what can they do to fix it. It is not ours and we do not want to put \$3 million into it.
- Mr. Austin reported on the Armory Disposal Status.
 - **(Slide 24)** Lancaster Armory- received 2 bids, one for \$380,000 and one for \$352,000. Hoping the bids stick and we get the \$380,000.
 - Ridgway WET Site- bids come in early February. A gentleman who lives by is interested in the property. He is willing to spend \$15,000.
 - Ridgway Armory- we received no bids at \$10,000. Working with DGS on next step.
 - Scranton Armory- set to close next week. Sold and closed, money will be transferred in late January.
 - Pine Grove- working with non-profit organization that is interested. If we receive no more responses recommendation is to do an RFP for 30 days.

- MG Craig asked if the Sunbury Armory was postponed. Mr. Austin responded that the soldiers from Lewisburg are in there right now because Lewisburg is being renovated. Project started and should be complete and soldiers back in Lewisburg by end of calendar year or early in 2016.
- LTC McDevitt reported on Planning and Programming.
 - **(Slide 25)** Readiness Center Transformation Master Plan- sat down with LTC Muglia, PA Congressional Delegation, and went over report. She indicated her office did not receive the report. We worked on how best to craft the message to sell it to our legislators. LTC McDevitt will have the brief done for senior leadership by 15 JAN 15. One issue is there is no mechanism to tell our Congressman “this is what we need”, no bill in Congress.
- LTC McDevitt reported on Energy Cost & Use Reduction.
 - **(Slide 26)** We received \$150,000 last year in rebates. Because of Mr. Bob Edward’s diligence we have avoided \$900,000 in electrical costs. Both LTC McDevitt and MG Craig thanked Mr. Edward’s for all his hard work.

NEW BUSINESS

- Exhibit B- Naming of the new EAATS Training Center after John Stanko. MG Craig updated the Board on the life and many accomplishments of John Stanko’s. He was a very distinguished gentleman and it is fitting to name the new training center the John Stanko’s Center. LTC McDevitt made a motion to nominate the name, second by MG Craig and the Board unanimously voted to name the new EAATS Training Center after John Stanko.
- Exhibit B1- SOP for naming of facilities. Need two consecutive votes to pass naming of facilities. Next SAB meeting the Board must vote again on naming the EAATS Training Center after John Stanko.
- Exhibit C- Mr. Hulings reported on the changes to the SOP for rentals of Readiness Centers. Recent events made it apparent that we needed to be more specific about our expectations from our state employees, federal employees, renters and procedures in general. Changes are highlighted in red.
- MG Craig touched base on page 3 which is in response to the Philadelphia Southampton Readiness Center Gun Show rentals. Puts people on notice that once you buy a gun or ammunition you cannot load and lock at the armory. They must do it outside the gate off our property.
- MG Craig also emphasized the need to work together. Page 6 requires the AO at the Headquarters to be actively involved in overseeing the rentals at the armory so state employees are not just doing it.
- Exhibit D- Review of STAF balance- Mr. Austin reported on the status of the STAF Fund. We currently have \$3.4 million and that is up from \$2.9 million last meeting. He also reported that SRM has been spending a lot of money in the past on Quarters repair work. He has given them a budget of \$20,000 per month for repairs to the Quarters.
- Exhibit D1- is an open commitments document letting the Board know the breakdown of where STAF money is being spent.
- TAG questioned the \$15,800 in landscaping to a Mike Dwyer. Mr. Hulings responded that he was a contractor removing downed trees for the Cambridge Springs RC property that were not removed during the MILCON project.

- MG Craig is very pleased with the progress we have made in facilities. We are in much better shape especially from 10 years ago before all the Stryker projects. He praised everyone in the room, thanking them for their hard work and remarkable job they have done.
- The meeting was adjourned at 1140 Hours.

ATTEST



MARK A. AUSTIN
Secretary,
State Armory Board