

State Armory Board (SAB)
Quarterly Meeting: 28 January 2016

State Armory Board

Quarterly Meeting – Voting Members

Brig. Gen. Carrelli	Acting TAG	Chairperson
COL David Wood	28 th ID	Member
LTC Laura McHugh	213 th RSG	Member
LTC Chris McDevitt	CFMO	Member
COL Mike Konzman	NE PA	Member
MAJ George Moebius	SE PA	Member
MAJ James Clancy	SW PA	Member
MAJ Linda Grey	Central PA	Member
WO1 Erik Roberts	NW PA	Member

State Armory Board

Quarterly Meeting – Advisory Members

	DAG Army	Advisor
BG Timothy Hilty	Assistant Adjutant General	Advisor
COL Mark Schindler	Chief of Joint Staff	Advisor
MAJ Chad Lubas	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

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, 2015 (Exh. A)**
 - a) Motion and Approval of the Minutes**
- 2. CFMO & TS ENGR Project Updates (slides)**
- 3. New Business:**
 - a) Discuss/review increases to FTIG Quarters and the Keystone Conference Center.**

 - b) Discuss/review changes to Armory Rental Agreements to accommodate Force Protection levels.**

SAB Project Update



28 January 2016

AGENDA

- MILCON
- FTIG SRM Projects
- PA (-) SRM Projects
- PA Air Guard Update
- Environmental Update
- Real Estate Update
- Planning and Programming Update
- Energy Update
- Comments

ARNG FTIG MILCON Projects

Project	Design Status	Const Status	Amt (\$M)	Remarks
Aircraft Maintenance Instructional Building	100%	50%	32	TPO roof, framing, sheeting, plumbing and electric continuing
Controlled Access Facility (SCIF)	100%	90%	1.9	Work to be complete mid-Feb; accreditation process to begin
NCTC Boiler Replacement (ECIP)	100%	100%	0.81	Complete
Sanitary Sewer Replacement (Areas 12 & 13)	35%	0%	2.1	NTP issues 13 Jan 16
Training Aids Center	85%	0%	15.5	Final design due 2 Feb 16.
Aircraft Fuel Truck Loading Facility	10%	0%	1.19	D-B RFP re-written and it & geotech SOW sent to the USPFO
TUAS Add/Alt	0%	0%	1.95	Met with A-E 19 Jan to go over scope for A-E pricing proposal

Dollar amounts prior to construction contract award are
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ARNG PA(-) MILCON Projects

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
York RC	60%	0%	0%	11-15	MCCA signed; have all local approvals pending YCCD; 65% due 25 Feb
Pittsburgh CSMS	25%	0%	0%	20-23	Reduced size facility floor plans 90% and cost estimate within FYDP amounts
Ft Mifflin Conversion	15%	0%	0%	2	Dialoging with NGB on DD Form 1391 and associated requirements
Hermitage RC	95%	0%	0%	10-13	1390/91 updated
Danville FMS (vice Williamsport)	0%	0%	0%	11-14	Land purchased; 1390/91 updated
Tobyhanna AFRC	0%	0%	0%	15-18	Record of Availability for Wherry Housing (TAD) approved thru 2016
FTIG ACP	15%	0%	0%	20	Competing as a Critical Unfunded Requirement (CURF), NGB pushing design funds in FY16

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ARNG FTIG SRM Projects (1 of 4)

Project	Design Status	Const Status	Amt (\$M)	Remarks
TUAS Runway, Hotel Road	100%	85%	0.1	Continue filling grade and fine grading on east side; project to continue on drill weekends as labor is available
Marquette Lake Dam Spillway Repairs	35%	0%	0.1	COL(R) Saufley drafting scope of work for A-E change proposal; need deconstruction estimate & future inspection requirements for TAG decision
TUAS K-Span	100%	50%	0.22	Will continue concrete and end walls as weather/manpower permits
5-37 Renovations	100%	60%	0.15	Red Horse
Blue Mountain Gym Addition	100%	99%	.60	Stone lot needs completed – BRM/ Troop labor
Multi-Purpose Range Operations Building (POD Site)	100%	69%	.68	Interior finishes
AASF Fire Suppression System	100%	98%	1.4	Diesel engines waiting repair parts

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ARNG FTIG SRM Projects (2 of 4)

Project	Design Status	Const Status	Amt (\$M)	Remarks
Area 5 Classroom	100%	98%	.49	Substantial completion, punch list items
Area 13 Classroom	100%	98%	.47	Installing fence around condensing unit
Range 37 Power Line	100%	95%	.19	BRM must tie-in electrical feed
0-47 Basement & VA Alteration	90%	0%	0.7	Elevator mechanical, electrical design expect finish 20 Jan
19-02 Addition/Alteration	95%	0%	1.6	Expect submission to L&I on/about 21 Jan
Johnson Trail Box Culvert	100%	0%	.395	Waiting NPDES Permit approval, Spring construction
Range 11 EPR Enhancements	100%	2%	.872	Demo'd PA system & flood lights, bulk of work in Spring
Communication Node Buildings and IT Infrastructure Area 3, 4, 13	100%	40%	.155	Prefab concrete buildings delivery expected end of Feb.

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ARNG FTIG SRM Projects (3 of 4)

Project	Design Status	Const Status	Amt (\$M)	Remarks
Range Road Repaving	100%	10%	1.35	Clearing & grubbing, drainage pipe install
CSMS Concrete Aprons	100%	15%	.393	Bulk of work to start Spring
Water Tower Rehabilitation	100%	40%	.698	Area 12 tower in progress, Area 8 tower to start end of Jan
USPFO Class IX Compound	100%	12%	.330	Roof install on connecting corridor
Range Maintenance Canopy	100%	3%	.275	Fence & stone removed
UTES Controlled Humidity 4 Canopies	90%	0%	1.8	Finalizing electrical & structural design
Obstacle Course	100%	85%	.332	Working final obstacle, seed in Spring
FTIG Road Barrier Gate Install	NA	75%	.025	Preparing design package for legal review and PADOT approval of gates and traffic control measures

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ARNG FTIG SRM Projects (4 of 4)

Project	Design Status	Const Status	Amt (\$M)	Remarks
FTIG Landfill Cap	100%	67%	4	Work stop, restart Spring
FTIG Solar PV System Power Purchase	15%	0%	TBD	Proposals under evaluation with DGS

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ARNG PA (-) SRM Projects (1 of 4)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Hamburg (RC) Renovation	100%	100%	99%	2.6	Need boiler equalizer, kitchen counter and OH door enclosure to complete
Ft Mifflin-Renovation	100%	100%	60%	1.4	Interior work completed; exterior work schedule being negotiated
Lewisburg RC Renovation	100%	100%	95%	4.3	Working punchlist
Tamaqua RC Renovation	100%	100%	99%	1.5	Kitchen equipment and venting pending
Allentown RC Renovation	100%	100%	95%	3.4	Working punchlist
Greensburg RC Renovation	100%	100%	95%	2.4	Working punchlist
Washington RC Renovation	100%	100%	21%	3.0	Asbestos removal and rough-ins continue
Huntingdon Water Storage Tank	100%	20%	0%	.5	DGS will bid for start in spring
Johnstown-Walters POV Expansion	100%	20%	0%	0.25	DGS will bid for start in spring
Johnstown-Airport MEP Expansion	100%	20%	0%	0.9	DGS will bid for start in spring
HMP Storm Water Retention & Outfall	100%	50%	0%	.08	DGS released for bid

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

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
PHL-Lancaster Ave RC Renovation	85%	0%	0%	10.3	Forecast bids out in early summer
New Castle RC Renovation	95%	0%	0%	3.1	95% design received 22 Dec; review TBD
Hershey RC Renovation	98%	0%	0%	1.8	95% design received 15 Nov; review 9 Dec
Beaver Falls RC Renovation	100%	20%	0%	1.8	At DGS for clearing for bid
Carbondale RC Renovation	70%	0%	0%	1.8	Construction documents submission date TBD
Pitt-Crane RC Renovation (Ph 3)	95%	0%	0%	1.0	95% design received 4 Jan; Meeting 3 Feb
Sellersville RC Renovation	15%	0%	0%	1.4	In-house design for mid '16 ; CFMO to augment funding
Phoenixville RC Convert old OMS	0%	0%	0%	0.8	Securing funds; In-house design for FFY '17
Wilkes-Barre RC (Ph 5 –HVAC)	1%	0%	0%	5.6	In-house design for '17
Allentown RC (Ph 4 – Civil)	0%	0%	0%	1.2	In-house design for '16

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

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Nanticoke RC Renovation	1%	0%	0%	1.2	In-house design for FFY '17
FMS LED Re-Lamping	100%	100%	100%	.05	Completed
Hanover Drill Hall Roof	100%	100%	100%	0.16	Completed
E. Stroudsburg Doors Repair	100%	100%	100%	0.02	Completed
Carbondale Doors Repair	100%	100%	10%	0.02	IJC held 13 Jan
Grove City Boiler Replacement	100%	100%	100%	.08	Completed pending L&I
CSMS-W Stone & Paving	100%	100%	100%	.02	Completed
Williamstown Roof Replacement	100%	0%	0%	0.15	In-house design for '16
Indiana RC Gas Conversion	65%	0%	0%	0.065	Completing in-house design
Taylor HVAC Upgrade	65%	0%	0%	0.27	Completing in-house design
Taylor Ban-Air Enclosure	50%	0%	0%	0.2	Completing in-house design

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

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Butler Roof Replacement	90%	0%	0%	0.4	Awaiting budget release
Connellsville FMS Roof Replacement	95%	0%	0%	0.12	Did in-house work to get L&I occupancy; L&I Bldg permit forthcoming
MI CO SCIF in-Box Washington	100%	100%	90%	0.4	PFO awarded by EOY-project delivery in Feb; Project available accreditation in Aug.
MI CO SCIF in-Box Pads & Utilities Horsham	100%	100%	90%	0.4	Punchlist work
MI CO SCIF in-Box Pads & Utilities Scranton	25%	0%	0%	0.4	Pending TAA laydown and '16 funding from ARNG to continue design
Tactical Server Infrastructure Upgrade-Washington	100%	100%	0%	0.075	Awarded; Initial Job Conf (IJC) held Oct
Tactical Server Infrastructure Upgrade-Horsham	100%	100%	10%	0.075	Completion date extended
Tactical Server Infrastructure Upgrade-Scranton	100%	100%	100%	0.075	Completed

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PA Air Guard Facility Projects (1 of 2)

111th Attack Wing

Project	Design Status	Const Status	Amt (\$M)	Remarks
Repair Water/Sewer Infrastructure	100%	5%	5.7	Waiting for HWSA to set Preconstruction Meeting.
Alter Predator Operations Center (IOC)	100%	100%	5.8	Complete
RPA Ops Center (FOC) Phase A	100%	30%	1.4	Progressing
RPA Ops Center (FOC) Phase B	100%	40%	4.1	Progressing
RED HORSE Bed-down	100%	100%	0.9	Complete
COS Beddown	10%	0%	6.6	Phase A1 complete

171st Air Refueling Wing

Project	Design Status	Const Status	Amt (\$M)	Remarks
Repair Hangar 301/302 Interiors	35%	0%	9.1/ 13.2	65% submittal due 15 Jan 16
Alter Hangar 304 for Flight Simulator	100%	0%	3.95	Pre-con meeting scheduled for 19 Jan 16
Repair DFAC	100%	35%	0.57	In construction

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PA Air Guard Facility Projects (2 of 2)

193 Special Operations Wing				
Project	Design Status	Const Status	Amt (\$M)	Remarks
Repair Mustang Alley	100%	5%	.76	Delayed due to weather
LA-4 Parking Lot	95%	0%	1.0	Change to MCCA
ADAL Bldg 67 for O&T	35%	0%	1.3	65% design due 15 Jan
Repair Heat Plant, Bldg 81	100%	100%	.27	Complete
ADAL BCE/Fire Station	0%	0%	3.0	Anticipate design in FY16
193 Regional Support Group				
Project	Design Status	Const Status	Amt (\$M)	Remarks
Combined Comm Facility	100%	98%	7.2	Anticipated Completion Date 1/15/16
Vehicle Maintenance Add/Alter	100%	11%	1.8	In Construction
Area 1 Sanitary Sewer	100%	2%	.58	In Construction
Army Range 5A Renovation	65%	0%	.67	Design/Build - In Design
Air Force Band Facility Upgrade	100%	2%	.36	In Construction

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Environmental (1 of 2)

Issues/Events	Status
<p>Issue/Event: Lead Dust from closed Indoor Firing Ranges (IFRs)</p> <p>Background: PAARNG has 35 RCs that have closed IFRs that NGB has set policy concerning the level of lead dust exposure. We are to inspect and clean if necessary the RC to protect both the public and our soldiers that may be exposed to the dust from the historical operation of these indoor ranges.</p> <p>Next Step: Preliminary sampling for presence/absence of lead, execute cleaning plan, and resample for lead leads after cleaning.</p>	
<p>Issue/Event: Annual - Internal Environmental Performance Assessment System (EPAS) inspections.</p> <p>Background: Annually the Bureau of Environmental Management conducts EPAS audits on a percentage of PAARNG facilities to identify environmental compliance issues that require correction.</p> <p>Next Step: 40 PAARNG facilities has been identified for EPAS audits in FY 2016. All visits are coordinated IAW FRAGO 002, Order 16-002.</p>	

Environmental (2 of 2)

Area	Site
C	Clearfield RC & UMS
C	Johnstown Walters RC
C	Kane RC
C	Lewistown RC
C	Lock Haven RC
C	Punxutawney RC
EC	Allentown RC
EC	Chambersburg RC
EC	Hamburg RC
EC	Hanover RC
EC	Harrisburg RC - HMP 1
EC	Hershey RC
EC	Kutztown RC
EC	Lewisburg RC
EC	Sellersville RC
EC	Sunbury RC
EC	Williamstown RC
EC	York George St. RC

Area	Site
NE	Carbondale RC & UMS
NE	Honesdale RC
NE	Lehighton RC
NE	Nanticoke RC
NE	Plymouth RC
NE	Tamaqua RC
NE	West Pittston RC
SE	Philadelphia 23rd Street
SE	Philadelphia S. Hampton RC
SE	Philadelphia Lancaster RC
SE	Phoenixville RC
W	Hermitage RC
W	Beaver Falls RC
W	Butler RC
W	Coroapolis Armory
W	Greensburg RC
W	Grove City RC
W	New Castle RC
W	Pittsburgh Hunt RC
W	Pittsburgh Crane RC

Key Real Estate Actions (1 of 2)

Issues/Events	Status
<p>Issue/Event: FTIG Firing Range (EPR)</p> <p>Update: Physical inspections by appraisers and surveyors complete. Surveyor has submitted revised final plans and updated legal descriptions. Appraiser needed final surveys to complete appraisals and include as exhibits; hopes to have all reports completed by the end of January.</p> <p>Next Step: DGS legal review.</p>	
<p>Issue/Event: Plains Township Readiness Center</p> <p>Update: Letter sent from Plains Township Board of Commissioners to Rep. Matt Cartwright requesting approval to provide \$0 lease to PAARNG.</p> <p>Next Step: Process Real Estate Action Plan pending results of TAA.</p>	

Key Real Estate Actions (2 of 2)

Issues/Events	Status
<p>Issue/Event: Brownsville-Hiller and Gettysburg Readiness Centers</p> <p>Update: Real Estate Action Plan sent to USARC/ARMID on 9 November 2015 to process reassignment package.</p> <p>Next Step: USACE to transfer property to PAARNG.</p>	
<p>Issue/Event: FTIG Solar Farm Project</p> <p>Update: Supplemental agreement to the FTIG land lease received from USACE.</p> <p>Next Step: Commonwealth lease with the successful vendor</p>	

Planning and Programming

Issues/Events	Status
<p>Issue/Event: Readiness Center Transformation Master Plan (RCTMP)</p> <p>Discussion: PIT Team developing Q&A & talking points for panel members</p> <p>Next Step: Congressional Hearing</p>	
<p>Issue/Event: Master Planning</p> <p>Discussion: The FY16-22 Installations Requirements Plan (IRP) process is underway. Readiness Center (RC) and Field Maintenance Shop (FMS) remain as DA focus areas, along with three newly added focus areas: Aircraft Maintenance Hangar (AASF), Ready Building, and Tactical Unmanned Aerial Vehicle Hangar (TUAV).</p> <p>Next Step: Waypoints: The Long Range Construction Plan (LRCP) Soft Lock is projected for 15APR2016; in-person annual Reviews are projected to be held 2MAY-24JUN2016; Hard Lock is projected to be on or about 11JUL2016.</p>	 23

Energy Cost & Use Reduction (1 of 2)

Issues/Events	Status
<p>Issue/Event: PJM – Demand Response Program</p> <p>Background: Program that utilizes generators to save energy during peak usage and reduce the load on the grid.</p> <p>Next Step: FTIG successfully responded to a PJM Demand Response Test Event and will receive \$349,089.61. Please reference the next slide for what has been received to date for the remaining facilities.</p>	
<p>Issue/Event: Army Metering Program</p> <p>Background: IAW EAct2005: Energy Use Measurement and Accountability, install advanced meters with ability to communicate to a remote location.</p> <p>Next Step: Working with USACE to conduct Performance Verification Test (PVT) on the installed meters. This is scheduled to take place during the week of January 25th.</p>	
<p>Issue/Event: Act 129 Rebate Program</p> <p>Background: A program set in place by electrical utility companies to meet the goals of 'Act 129' in regard to curtailing energy demand.</p> <p>Next Step: Project submission is on-going. Received rebate check in the amount of \$46,350.00 for installation of PTAC units in BLDGs 8-72 and 8-73. Current rebate incentive is 11 cents per KWH saved.</p>	

Energy Cost & Use Reduction (2 of 2)

DMVA Facility Table 2015--PJM Sites Enrolled					
PAARNG PROJECT	UTILITY ZONE	2015 Performance %	2015 Revenue	Recv'd to date	Remaining
Fort Indiantown Gap	Met-Ed	99%	\$ 349,089.61	\$ (174,544.80)	\$ 174,544.81
Reading RC	Met-Ed	100%	\$ 1,206.04	\$ (603.02)	\$ 603.02
Lebanon RC	Met-Ed	99%	\$ 2,415.18	\$ (1,207.59)	\$ 1,207.59
Easton RC/FMS	Met-Ed	100%	\$ 3,974.21	\$ (1,987.10)	\$ 1,987.11
Southampton RC	PECO	100%	\$ 5,216.86	\$ (2,608.43)	\$ 2,608.43
Graterford FMS #4	PECO	100%	\$ 2,443.48	\$ (1,221.74)	\$ 1,221.74
Cambridge Springs RC	Penelec	TBD			\$ -
Lewistown RC	Penelec	100%	\$ 3,996.27	\$ (1,998.14)	\$ 1,998.13
Hollidaysburg RC	Penelec	TBD			\$ -
Huntingdon RC	Penelec	TBD			\$ -
Carlisle FMS	PPL	TBD			\$ -
Carlisle RC	PPL	100%	\$ 2,307.89	\$ (1,153.95)	\$ 1,153.94
Williamsport AFRC	PPL	100%	\$ 5,693.59	\$ (2,846.80)	\$ 2,846.79
Elizabethtown FMS	PPL	100%	\$ 1,207.09	\$ (603.54)	\$ 603.55
Elizabethtown RC	PPL	TBD			\$ -
Allentown RC	PPL	93%	\$ 1,814.58	\$ (453.65)	\$ 1,360.93
Hazleton RC	PPL	93%	\$ 655.86	\$ (163.96)	\$ 491.90
			\$ 380,020.66	\$ (189,392.72)	\$ 190,627.94



Greensburg MEP before construction



Greensburg MEP & Access Road after construction



Greensburg Men's Shower before



Greensburg Men's Shower after



Everett MEP before construction



Everett MEP after construction



Everett POV & new UHS after construction



Everett Toilet Room before construction



Everett Toilet Room after construction

Comments



New Business

1. New Business:

a) Discuss/review increases to FTIG Quarters and the Keystone Conference Center.

b) Discuss/review changes to Armory Rental Agreements to accommodate Force Protection levels.

SAB Quarterly Meeting

1. Review STAF Balance – Exh. B, Qtrs & KCC Revenues vs Expenses – Exh. B1, Commitment report – Exh. B3.
2. Next meeting April 2016, 1100 Hartranft Conference Room.
3. Questions?
4. Adjourn Meeting.