

Armory Board of the State of Pennsylvania

**The Adjutant General's Office
Department of Military and Veterans Affairs
Ft. Indiantown Gap**

Thursday, November 2, 2017

At the call of the Chairman, the State Armory Board met Thursday, November 2, 2017, 1300 hrs. at the Department of Military and Veterans Affairs, Ft. Indiantown Gap, Annville, PA.

The Chairman called the meeting to order.

Members Present: Brig Gen Anthony Carrelli, Chairperson
BG Tim Hilty, Advisor
CSM Harry Buchanan, Advisor
COL Marc Ferraro, HQ 28th ID (VTC)
Mr. Michael Barrett, Advisor
Mr. Mark Austin, Secretary

Present via VTC: LTC James Clancy, 55th MEB
LTC George Moebius, XO 56th
CW2 Erik Roberts, Member

Also Present: COL Laura McHugh, 213th RSG
COL Eric Zimmerman, 21BCT
COL Jeffrey Butler, Deputy USPFO
LTC Daneen Hutton, TC-DPW
LTC Terry Fetterman, USFPO
Capt David Colna, 193rd SOW
CPT Daniel Wojton, MSCA
SMSgt Tim Sevison, PAANG
Mr. Joseph Butera, Deputy
Ms. Dee McPherson, Deputy, OA
Ms. Amy Wert, Director, Budget
Mr. Chris McDevitt, BRM
Mr. John Saufley, Design CFMO-PA
Ms. Cathy Hummel, Budget
Mr. Bob Edwards, OFE
Mrs. Rikki Weimer, OFE

- Mr. Austin requested the Board Members review the Minutes dated August 11, 2017.
- On motion made by CPT John Bankes, seconded by COL Marc Ferraro, the Board approved the Minutes, dated August 11, 2017.
- One change to Slide 9- bridge will be eliminated not replaced.
- Mr. Austin stated, as a side note, that Carlisle Production is interested in the property at Carlisle.
- Mr. McDevitt reported on FTIG MILCON Projects.
 - **(Slide 7)** Aircraft Maintenance Instructional Building- at 98% with a completion date of 15 Sept.
 - Sanitary Sewer Replacement (Areas 12 & 13)- Complete. Taking bids to replace water lines on post, FY18 design and construction.
 - Training Aids Center- contractor met with conservation district, finalizing mobilization.
 - Aircraft Fuel Truck Loading Facility- Re-scoping solicitation for DGS by EOM OCT.
 - TUAS Add/Alt- Construction started on 2 OCT.
 - FTIG Access Control Point (East)- awarded 30 Sept. Awaiting NTP and initial design conference. Construction no earlier than April and likely June. 35% design status.
 - FTIG Access Control Point (West and Fence)- negotiating with USACE-Baltimore on in-house engineer fees. Must complete before design begins.
 - **(Slide 8)** York Readiness Center- construction began 9OCT, E&S work under way. NGB escalated time line.
 - Pittsburgh CSMS- 16 NOV final 1391 review with ARNG. Need to re-energize waterline extension project with PFO and ANG.
 - Hermitage RC- 65% design status, TAG #1
 - Danville FMS (vice Williamsport)- TAG #2
 - Tobyhanna AFRC- seeking Wherry Housing land vice post proper.
- LTC Hutton reported on ARNG FTIG SRM Projects.
 - **(Slide 9)** Marquette Lake Dam & Spillway Repairs- waiting on estimate from Engineers. They are developing 2 cost proposals for evaluation- 1) replace spillway as is and armor breast of dam, 2) Install a semi-circle arched weir at spillway, no armor. Both options will eliminate bridge.
 - i. Noted that there will be an alternate route to the Keystone Conference Center during construction.
 - FTIG Solar PV System Power Purchase- Mr. McDevitt briefed that FTIG utility rates negotiated to accommodate delay in project.
 - 0-47 Former JEOC Reno & Elevator- complete.
 - 19-02 Add/Alt Maint Training Bay- complete.
 - WWII Wood Reno PH (0-4, 9-30 & 67, 12-11)- 89% construction completion.
 - WWII Wood Reno PH II (4-18 &56, 10-17 & 20, 13-55, 112 & 153)- 98% construction completion.
 - **(Slide 10)** WWII Wood Reno PH III (9-34, 35 & 36, 13-18 & 26)- 88% construction completion.
 - Area 1 EAATS Dorms (10-14)- 99% construction status, pending final acceptance.
 - Area 10 EAATS Dorms (10-8, 9, 10, 14 & 19)- 1 building complete, four remaining. Working on lighting, plumbing, HVAC, drywall. 65% construction status
 - USPFO Warehouse (Turn-In)- complete.
 - 19-101 Roof Replacement- 87% construction status, installing flashing panels & windows. Scheduled completion NLT 30 NOV.

- Area 8 NCTC Utility Replacement- range enhancement, NCTC plant replaced, repaving air field in next few weeks.
- Mr. Saufley reported on the ARNG PA (-) SRM Projects.
 - **(Slide 11)** Pitt-Crane RC Renovation (Ph 3)- abatement complete; parking lot, curbs, and drains ongoing. 25% construction status.
 - Carbondale RC Renovation- abatement complete; front door repaired. 25% construction status.
 - Hershey RC Renovation- Demo complete, starting roof replacement. 15% construction status.
 - Beaver Falls RC Renovation- E&S controls installed; storm water started. 15% construction status.
 - PHL-Lancaster Ave RC Renovation- IJC 5 SEPT; abatement started 27 SEPT. 6% construction status.
 - New Castle RC Renovation- mobilized, 5% construction status.
 - Sellersville RC Renovation- L&I approval, FY18.
 - Phoenixville Old OMS Renovation- Waiting MEP design.
 - Nanticoke RC Renovation- Designer professional selected and walk-thru held 17 Sept. Design contract by December.
 - Lehigh RC Renovation- Design professional selected & conducted two visits. Awaiting design award.
 - Allentown RC (Ph 4- Civil)- DGS, not in-house. Selection committee FY19.
 - **(Slide 12)** Horsham Bldg 350 Conversion- received DGS delegation FY19.
 - Horsham Bldg 237 Conversion- site visit 1 Jan 18.
 - Tobyhanna Storage & Conversion- Contractor working access road, interior demo, plumbing and electrical. 20% construction status.
 - HMP Bldg. 6 HSMCC Conversion- Steel studs underway; main HVAC trunk installed.
 - HSMCC-related Bldgs. 1, 3, 8 & Fiber- Bldg 3 done, only electrical to do for 1 and 8 is complete all by 27 Oct. BRM 100% on infrastructure.
 - Expand HMP POV Park & Access Rd- E&S not submitted due to errors.
 - Taylor Ban-Air Enclosure- L&I approved. 100% Federal and FY18 project.
 - Lock Haven FMS HVAC and Exhaust- analyzing best HVAC system 6 Nov.
 - MI CO SCIF in-box Washington, Pt 2- Designing to resolve existing issues.
 - Washington RMAG- new project.
 - **(Slide 13)** Spring City Demo, MEP & Access Rd.- Completed 8/18; includes 3000 SF UHS.
 - Butler Exterior Improvements- windows do not meet standards, completion scheduled for Spring.
 - State College Lighting Upgrades- RC and FMS complete.
 - State College MEP Expansion- site visit conducted; JOC and/or DGS Agency project. Requesting 100% Federal funds.
 - Cambridge Springs Roof Replacement- JOC and/or DGS Agency project. Will start in spring.
 - Plymouth Meeting Boiler Replace- complete
 - Spring City Chiller- start-up and training 2-6 Oct. Waiting doghouses for pumps to complete.
 - PHL-SHR Air Handler #1 & 4- units originally scheduled to arrive NLT mid-Nov. Further delayed by hurricanes.
 - Ft. Mifflin Bldg 55 Roof Repair- IJC held 29 Sept; work started 1 Nov.

- PHL SHR Sewer Pump Replacement- possible emergency JOC, purchasing contract next week.
- Horsham MEP Fence (MP's)- JOC
- **(Slide 14) Scranton AFRC Generator-** there are generator issues with transfer switch.
- New Milford Holding Tanks- Lining change approved, contract extension granted. Work will start in the next 10 days.
- Taylor HVAC Controls- IJC held 20 Sept; conduit work ongoing during 5 week fan delivery period.
- Mt. Pleasant Roof Repair- Work started 13 Oct. 90% construction status.
- Greensburg Roof Repair- Work began 20 sept; awaiting flashing. 90% construction status.
- Butler Water Heater & Boiler- Final inspection week of Nov 6th-10th.
- Connellsville Snow Guards- JOC project, funding received.
- State College Gas Install/ Convert- work began 12 Oct; submittal review continues. 35% construction status.
- State College Generator & G6- May be 2 separate JOC's.
- Allentown Boiler (Emergency)-
- Capt David Colna reported on PA Air Guard Facility Projects.
 - **(Slide 15) 111th Attack Wing**
 - Repair Water/ Sewer Infrastructure- Substantially Complete. Punchlist Spring 2017.
 - Water Filtration- awaiting construction funds.
 - i. LTC Fetterman reported that the waterline project was on hold indefinitely. They are waiting for the process to be developed in Ohio first. They do not know how to enter into an agreement for 50 years.
 - Repair B229, VM- Design Complete, awaiting funding.
 - Repair B300, DFAC- Design Complete, Advance Authority Received.
 - B310 Renovation, Supply- Design Complete, awaiting funding
 - COS Beddown- Advance Authority Received extended, package with contracting.
 - Repair Electrical Tie Line- Advance Authority for Design Received.
 - **171st Air Refueling Wing**
 - Repair Hangar 301/302 Interiors- Proposals received 4 April. AF9 certified on 20 June. USPFO contracting to award.
 - Alter Hangar 304 for Flight Simulator- Substantially complete.
 - Repair DFAC- Project complete
 - Repair Water Distribution System- NGB-PARC will not approve project this FY.
 - **(Slide 16) 193 Special Operation Wing**
 - LA-4 Parking Lot- working with NGB on the MCCA.
 - ADAL Bldg 67 for O&T- Construction status at 99%
 - ADAL BCE/ Fire Station- Reprogrammed by adding Security Forces and completed EA.
 - Construct BCE Storage- bids were received and reviewed and with contracting.
 - ADAL Bldg 74 Engine Shop- Programmed (split MC and Repair)
 - **193 Regional Support Group**
 - Army Range 5A Renovation- 9% construction status. September complete date.
 - State College CE Storage/ Fitness- 60% construction status.

- 193 RSG DFAC/ HQ Facility- in conceptual design, 60K for Review and Update to move it forward.
- Combined Comm Shops- programmed and Economic Analysis being worked.
- Bomb Range Infrastructure- Programmed and awaiting funds.
- Mr. Austin reported on Environmental.
 - **(Slide 17)** Lead Dust from closed Indoor Firing Ranges (IFR's)- the "range room or restricted area" in six facilities will have additional cleaning and painting to meet the new NGB standard 40 ppm in all areas. Waiting on NGB funding.
 - External Environmental Performance Assessment System (EPAS) inspections- no significant findings were identified. A corrective action plan is in place and is being executed to correct the minor findings throughout the state.
 - **(Slide 18)** Defense Environmental Restoration Program (DERP): Field work (sampling) to start this fall 2017.
- Mr. Austin reported on Key Real Estate Actions.
 - **(Slide 19)** FTIG Firing Range (EPR) – all 10 properties will be owned by the Commonwealth within in the next few months. Next steps will be performed by the training site and will involve the installation of boundary signs and the expansion of the fire break into the newly acquired area.
 - Plains Township Readiness Center- on hold until we get a ruling and guidance from GSA.
 - **(Slide 20)** Tobyhanna Army Depot- Real Estate Action Plan submitted for review. In the process of being awarded.
 - Johnstown Aviation Drive- took possession of 2nd Hangar, bldg. 218. They are working on both routes. Meeting with COL Mercado schedule for 24 Aug in Johnstown.
 - **(Slide 21)** Armory Disposals Status- Sunbury was sold in early July, York should sell by the end of the calendar year, Pitt Hunt- received 4 RFP's that are still with RDA. Kane, Kane WET, East Stroudsburg WET all pending legislation. East Stroudsburg Armory pending TAD project completion.
 - Purchase of University of Pittsburgh property- DMVA will be settling on 15.8 acres that is contiguous to the Pitt Crane RC. The purchase prices is \$57,900.
- Mr. Saufley reported on Planning and Programming.
 - **(Slide 22)** Readiness Center Transformation Master Plan (RCTMP)- To prepare PAARNG is prioritizing and maturing our site selection/ design efforts in order to be ready to execute funds as they become available.
 - i. Hermitage
 - ii. Tobyhanna RC
 - iii. FTIG 213th Multi-Unit RC
 - iv. Johnstown (28th ID Multi-Unit)
 - v. FTIG 721st Trans Co RC
 - Master Planning- Real Property Installation Master Plan- still at NGB.
 - **(Slide 23)** State Facilities Board (Commonwealth of Pennsylvania) Meeting- the FY17 annual State Facilities Board convened via teleconference 3 August 17, hosted by the USAFR. Interest from 99th in New Castle area.
- Mr. Austin reported on Energy Cost & Use Reduction.

- **(Slide 24)** PJM- Demand Response Program- no event this year because of the weather. NRG will hold their test in mid-September.
- Act 129 Rebate Program- LED lighting upgrades are planned at 18 facilities in PA during FY18. These projects have a projected value of \$125,000 in rebates, saving \$248,000 KWhs.
- **(Slide 25)** Federal Energy Reporting- Commonwealth GBO Budget Secretary approved acquisition of EnergyCAP as a Statewide Enterprise reporting mechanism for all agencies. DMVA will spearhead initial implantation, transitioning from UMPro to EnergyCAP.

NEW BUSINESS

- Mr. Austin proposed the sale of excess property at the Carlisle RC/FMS Location. Slides 28 and 29 showed the overall site breakdown and how the excess property is used. Appraisal came in just under \$800,000 and we intend to sell it to Carlisle Productions who have been renting the property for years and have showed interest in purchasing. Brig Gen Carrelli made a motion for approval to sell the excess land, second by COL McHugh. The Board unanimously voted to sell the excess property at the Carlisle RC/ FMA location.
- Exhibit B- State Armory Board Rental Distribution. Balances Purchases JAN2017 to JUN2017.
- Exhibit C- State Treasury Armory Fund Status.
- Exhibit D- Open Commitments.
- Exhibit E- Combined Armory Sales Information- this is a summary of all properties we have sold but does not include Carlisle property.
- The meeting was adjourned at 1145 Hours.

ATTEST

MARK A. AUSTIN
Secretary,
State Armory Board

