

**State Armory Board (SAB)  
Quarterly Meeting: 20 October 2016**

0

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

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

1

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

	DAG Army	Advisor
BG Timothy Hilty	Assistant Adjutant General	Advisor
COL Mark Schindler	Chief of 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

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.

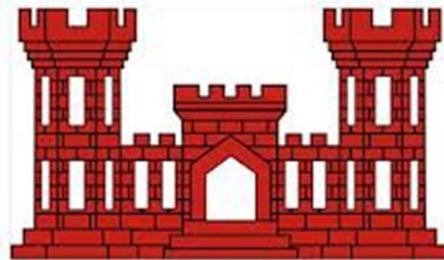
3

## SAB Quarterly Meeting Agenda

1. Review of the Previous Minutes July, 2016 ( Exh. A)
  - a) Motion and Approval of the Minutes
2. CFMO & TS ENGR Project Updates (slides)
3. New Business:
  - a) Review multi-year state Capital Project plan. (Exh.B)
  - b) Naming of new EAATs Facility- Memorial Program Charter meets 20 October 2016 at 0900. (Exh.C)

4

## State Armory Board Update



20 October 2016

5

## AGENDA

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

6

## ARNG FTIG MILCON Projects

Project	Design Status	Const Status	Amt (\$M)	Remarks
Aircraft Maintenance Instructional Building	100%	85%	32	Project will suspend after December until Fire suppression system equipment is manufactured & delivered
Sanitary Sewer Replacement (Areas 12 & 13)	35%	46%	2.1	Area 12, Germantown Ave
Training Aids Center	100%	0%	15.5	Award pending protest resolution
Aircraft Fuel Truck Loading Facility	15%	0%	1.69	NGB approved final RFP, Project pending solicitation
TUAS Add/Alt	65%	0%	1.95	Final design due 21 Oct 16
FTIG Access Control Points	15%	0%	20	NGB issued Design Authority 4 Oct 16

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7

## ARNG PA(-) MILCON Projects

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
York RC	85%	0%	0%	11-15	Design \$ within PA; 90% design due 2 Nov
Pittsburgh CSMS	25%	0%	0%	20-23	Pushed right to FY '20 (budget constraints); re-working MCCA for signature
Ft Mifflin Conversion	15%	0%	0%	2	ARNG-I&E sent 1391 review comments 9/23; responded 10/3
Hermitage RC	95%	0%	0%	10-13	TAG #1; sent info 9/27 that I&E requested
Danville FMS (vice Williamsport )	0%	0%	0%	13-16	TAG #2
Tobyhanna AFRC	0%	0%	0%	15-18	CM Site Visit to TYAD 12 October

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8

## ARNG FTIG SRM Projects (1 of 2)

Project	Design Status	Const Status	Amt (\$M)	Remarks
5-116 Interior Renovation	100%	65%	TBD	BRM completed 3 classrooms, bathrooms, IT closet. Continuing remaining spaces
Marquette Lake Dam & Spillway Repairs	35%	0%	0.1	DEP expanded scope during 17 Jun 16 meeting, AE submitted proposal 3 Aug and modified 3 Oct. Under evaluation
AASF Fire Suppression System	100%	99%	1.4	Fire suppression pump engine change order issued
FTIG Landfill Cap	100%	92%	4	95% complete, DEP approved the removal of construction basin & E&S controls
FTIG Solar PV System Power Purchase	15%	0%	TBD	Proposals under evaluation with DGS
0-47 Former JECC Reno & Elevator	100%	0%	1.1	Initial Job Conference 3 Oct 16
A31 Rappel Tower Mods	100%	0%	.200	Notice to Proceed

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9

## ARNG FTIG SRM Projects (2 of 2)

Project	Design Status	Const Status	Amt (\$M)	Remarks
19-02 Add/Alt Maint Training Bay	100%	0%	1.6	Initial Job Conference 3 Oct 16
Area 8 & 12 Water Tower Seal & Paint	100%	0%	.480	Notice to Proceed
WWII Wood Reno PH I (0-4, 9-30 & 67, 12-11)	100%	0%	1.8	Contract awarded
WWII Wood Reno PH II (4-18 & 56, 10-17 & 20, 13-55, 112, & 153)	100%	0%	1.0	Contract awarded
WWII Wood Reno PH III (9-34, 35 & 36, 13-18 & 26)	100%	0%	1.15	Contract awarded
Area 10 EAATS Dorms (10-8, 9, 10, 14, & 19)	100%	0%	3.0	Contracts awarded
USPFO Warehouse (Turn-In)	15%	0%	.851	Contract awarded, Design-build
19-101 Roof Replacement	100%	0%	1.46	Contract awarded

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10

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## ARNG PA (-) SRM Projects (1 of 5)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Hamburg (RC) Renovation	100%	100%	99%	2.6	OH door enclosure <b>completed</b> ; <b>DGS working</b> boiler exhaust; <b>FCMM working</b> kitchen counter
Tamaqua RC Renovation	100%	100%	<b>100%</b>	1.5	<b>Complete</b>
Washington RC Renovation	100%	100%	<b>100%</b>	3.0	<b>Complete</b>
Huntingdon Water Storage Tank	100%	<b>100%</b>	<b>60%</b>	.5	<b>Tank delivered; expect to complete by Thanksgiving</b>
Johnstown-Walters POV Expansion	100%	<b>100%</b>	<b>42%</b>	0.25	<b>Paving finished 9/30; lines 10/3</b>
Johnstown-Airport MEP Expansion	100%	<b>100%</b>	<b>42%</b>	0.9	<b>#1 aggregate placed; projected complete in early Nov</b>
Spring City Demo, MEP & Access Rd	100%	100%	<b>0%</b>	11	<b>Demo work is progressing, new site work may get delayed until spring.</b>
Butler Roof Replacement	100%	<b>100%</b>	0%	<b>0.55</b>	<b>1<sup>st</sup> project awarded under electronic DGS contracting (E-builder) \$400K below IGE; DGS needs paperwork to hold IJC</b>

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11

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### ARNG PA (-) SRM Projects (2 of 5)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
PHL-Lancaster Ave RC Renovation	100%	0%	0%	10.3	To bid by end of Dec
New Castle RC Renovation	100%	0%	0%	3.1	Out for bid in Nov-Dec
Hershey RC Renovation	100%	10%	0%	1.8	Out for bid in Oct-Nov
Beaver Falls RC Renovation	100%	0%	0%	1.8	NPDES & other land development done since last SAB mtg; out for bid in Oct-Nov
Carbondale RC Renovation	100%	0%	0%	1.8	Construction Documents (CD) approved in Aug; bid set submitted in Sept
Pitt-Crane RC Renovation (Ph 3)	100%	0%	0%	1.0	To bid by end of Dec
Sellersville RC Renovation	25%	0%	0%	2.2	In-house design for '17; CFMO to augment funding
Wilkes-Barre RC (Ph 5 –HVAC)	1%	0%	0%	5.6	In-house design for '18
Allentown RC (Ph 4 – Civil)	0%	0%	0%	1.2	In-house design for '17
Nanticoke RC Renovation	10%	0%	0%	1.2	In-house design for '17
HMP POV Parking Expansion	30%	0%	0%	1.6	Must do land development for Susquehanna Twp

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12

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### ARNG PA (-) SRM Projects (3 of 5)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Connellsville FMS Roof Replacement	100%	100%	0%	0.12	1 <sup>st</sup> DGS JOC; held IJC 9/28; material ordered
Indiana RC Gas Conversion	100%	100%	0%	0.065	JOC project; IJC 17 Oct
Taylor HVAC Upgrade	100%	100%	0%	0.27	Changed to JOC; awarded; IJC TBD
Taylor Ban-Air Enclosure	80%	0%	0%	0.35	Awaiting electrical design; agency project
Butler CIF/Turn-In Fencing	90%	0%	0%	0.02	Revise design & submit to JOC
Mt. Pleasant POV/MEP Repair	100%	0%	0%	.18	Will go out as agency project under E-builder; not on DGS bid schedule yet
Mt. Pleasant Roof Repair	100%	0%	0%	.3	Combined with above
New Milford Holding Tanks	50%	0%	0%	.03	Will modify existing tank
State College Gas Install / Convert	2%	0%	0%	0.6	Must utilize gas by Sept '17
State College Lighting Upgrades	NA	100%	55%	0.09	RC complete; beginning in FMS; in-house
HMP Bldg 2, 3, 6 Swr Line Repair	25%	0%	0%	0.2	Targeting end of month to complete design; will go out as JOC

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13

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### ARNG PA (-) SRM Projects (4 of 5)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
MI CO SCIF in-Box Washington, Pt 2	0%	0%	0%	0.05	Designing to resolve existing issues (IDS, fencing, skirting, and electrical)
MI CO SCIF in-Box Horsham	100%	100%	100%	0.4	Prepared for accreditation
Tactical Server Upgrade-Washington	100%	100%	100%	0.075	Complete
Tactical Server Upgrade-Horsham	100%	100%	95%	0.075	Complete 9/1/16
Tobyhanna Storage & Conversion	15%	0%	0%	1.0	MIPR sent and returned due to TYAD change of heart; recon 10/12
Horsham FSC Conversion Bldg 350	10%	0%	0%	1.0	Came in too high; to be re-bid 1Q '17; re-scoping?
Scranton AFRC Generator	60%	0%	0%	0.5	Site visit 9/29
Horsham MP Conversion Bldg 237	0%	0%	0%	0.7	Site visit 10/13
HMP Bldg 6 HSMCC Conversion	5%	0%	0%	0.93	Coordinating with 28 <sup>th</sup> ID

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14

### ARNG PA (-) SRM Projects (5 of 5)

Project	Design Status	Contract Status	Const Status	Amt (\$M)	Remarks
Plymouth Mtg Boiler Replacement	100%	10%	0%	0.08	Beginning JOC process-awaiting P.O.
Spring City Range Hood Fire Suppress	100%	10%	0%	0.08	Beginning JOC process-awaiting P.O.
Spring City Chiller	70%	0%	0%	0.2	Plan to send to L&I end of Oct
PHL-SHR Air Handler #1	0%	0%	0%	0.17	Design begins in January
HMP Sewer repairs	65%	0%	0%	.25	Ready for JOC by end of October
Pittsburgh CSMS & 171st waterline extension & replacement	10%	0	0%	\$2.7M	Discussing funding options with ANG A4

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15

## PA Air Guard Facility Projects (1 of 2)

<b>111<sup>th</sup> Attack Wing</b>				
Project	Design Status	Const Status	Amt (\$M)	Remarks
Repair Water/Sewer Infrastructure	100%	70%	5.7	Progressing
<b>Water Filtration</b>	10%	0%	0.9	<b>Draft Final Economic Analysis received, comments sent to A/E, setting up briefing for NGB</b>
RPA Ops Center (FOC) Phase A	100%	100%	1.4	<b>Complete</b>
RPA Ops Center (FOC) Phase B	100%	100%	4.1	<b>Complete</b>
B310 Renovation, Supply	100%	0%	4.35	<b>Design Complete, Awaiting Funding</b>
COS Beddown	100%	0%	6.6	<b>Design Complete, Advance Authority Received</b>
<b>171<sup>st</sup> Air Refueling Wing</b>				
Project	Design Status	Const Status	Amt (\$M)	Remarks
Repair Hangar 301/302 Interiors	100%	0%	8.4/ 14.5	NGB/A4 pulled FY 16 funding and replaced with FY 17 advance authority. USPFO KO making corrections to solicitation directed by PARC.
Alter Hangar 304 for Flight Simulator	100%	95%	3.95	In construction
Repair DFAC	100%	90%	0.57	In construction

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16

## PA Air Guard Facility Projects (2 of 2)

<b>193 Regional Support Group</b>				
Project	Design Status	Const Status	Amt (\$M)	Remarks
Combined Comm Facility	100%	99%	7.2	<b>Completion Date for the facility was on 1/15/16, O&amp;M Manuals needs to be completed</b>
Vehicle Maintenance Add/Alter	100%	99%	1.8	<b>O&amp;M Manuals need to be completed</b>
Area 1 Sanitary Sewer	100%	99%	.58	<b>Soil and seeding needs to occur</b>
Army Range 5A Renovation	100%	19%	.67	<b>Design/Build – working through permits</b>
Air Force Band Facility Upgrade	100%	99%	.36	<b>O&amp;M Manuals need to be completed</b>
<b>State College CE Storage/Fitness</b>	<b>100%</b>	<b>0%</b>	<b>.69</b>	<b>Kickoff meeting on 10/12/16</b>
<b>193 Special Operations Wing</b>				
Project	Design Status	Const Status	Amt (\$M)	Remarks
Repair Mustang Alley	100%	92%	.76	<b>In Construction</b>
LA-4 Parking Lot	100%	0%	1.6	<b>Pending lease in FY17</b>
ADAL Bldg 67 for O&T	100%	5%	1.3	<b>In Construction</b>
ADAL BCE/Fire Station	0%	0%	5.0	<b>Reprogram for FY17 design</b>
Construct BCE Storage	15%	0%	.88	<b>D-B Advanced authority for FY17</b>

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17

## Environmental (1 of 2)

Issues/Events	Status
<p><b>Issue/Event:</b> Lead Dust from closed Indoor Firing Ranges (IFRs)</p> <p><b>Background:</b> PAARNG has 35 RCs that have closed IFRs that NGB has set policy concerning the level of lead dust exposure.</p> <p><b>Next Step:</b> 35 Ranges Tested: 27 closed – No Further Action Necessary. 7 Still Non-Functional with additional cleaning or painting needed: Allentown RC, HMP Bldg 1, Phila S-Hampton RC, Phila Lancaster Ave, West Pittston RC, Lock Haven RC, Lewistown RC. 1 No Action: Coraopolis – CSMS West.</p>	
<p><b>Issue/Event:</b> Annual - Internal Environmental Performance Assessment System (EPAS) inspections.</p> <p><b>Background:</b> 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><b>Next Step:</b> 40 PAARNG facilities were inspected in 2016; findings have been uploaded to NGB, all minor in nature with in house corrective follow-ups.</p>	

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18

## Environmental (2 of 2)

Issues/Events	Status
<p><b>Issue/Event:</b> Defense Environmental Restoration Program (DERP)</p> <p><b>Background:</b> PAARNG has three active DERP sites in the state; study and clean up of these impacted lands where military training occurred in the past.</p> <p><b>Next Step:</b> <u>Mount Gretna</u> field work this summer removed 24 Stokes Mortars and 262 lbs. of military debris, decision document this fall with additional field work possible next summer. <u>Carlisle RC</u> field work will start March 2017 (suspect buried practice rounds). <u>Ridgeway Range (WETS)</u> remedial investigation will start March 2017 (lead in soils).</p>	

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19

## Key Real Estate Actions (1 of 2)

Issues/Events	Status
<p><b>Issue/Event:</b> FTIG Firing Range (EPR)</p> <p><b>Update:</b> Successful negotiations expected for six of ten properties. Three properties are still in active negotiations, and one is considering all options.</p> <p><b>Next Step:</b> The Acquisition consultant will complete agreements of sale for the purchase of the properties.</p>	
<p><b>Issue/Event:</b> Plains Township Readiness Center</p> <p><b>Update:</b> Letter sent from Plains Township Board of Commissioners to Rep. Matt Cartwright requesting approval to provide lease to Commonwealth. The Office of Congressman Matt Cartwright, indicated the lease may be in effect by the end of the calendar year.</p> <p><b>Next Step:</b> Site visit and Real Estate Action Plan.</p>	

20

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## Key Real Estate Actions (2 of 2)

Issues/Events	Status
<p><b>Issue/Event:</b> Brownsville-Hiller Readiness Center</p> <p><b>Update:</b> USACE has complete reassignment package and transfer fee as of 5 October. Transfer expected to be complete by EOM October.</p> <p><b>Next Step:</b> USACE completion of reassignment.</p>	
<p><b>Issue/Event:</b> Gettysburg Readiness Center</p> <p><b>Update:</b> USACE has complete reassignment package and transfer fee with exception of USAR updated DD Form 1354. Transfer expected to be complete two weeks after receipt of DD Form 1354.</p> <p><b>Next Step:</b> USACE completion of reassignment.</p>	

21

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## FTIG Real Estate Actions (State Purchases)

FORT INDIANTOWN GAP REAL ESTATE PROPERTY PURCHASES							
Property Location	Owner(s)	Total Acreage	Priority	Cost	Comments	Status	
#1	185 Fisher Avenue	William Funkhouser	32.30 Acres	High – Runway Safety Zone	\$655,000	Property directly adjacent to FTIG and is partially situated in Airport runway safety zone. Small single family portion now being leased back to the seller.	Purchased
#2	98 Tomstown Road	Dennis & Kathleen Tshudy	1.38 Acres	High - Inholding	\$262,600	Single Family Residence now being used as a DVG.	Purchased
#3	East Side Neuins Lane	Knapp Estate	1.81 Acres	High - Inholding	\$50,000	Now vacant inholding parcel that has been cleaned up and returned to its natural state.	Purchased
#4	Five Locations Adjacent to FTIG	Rehrer Estate	93.67 Acres Total	High – ACUB Priority Area 1 - Adjacent to FTIG	Unknown	Four parcels located along southern border of training corridor and one parcel that would connect area Echo One area with the rest of FTIG. Properties undergoing a legal action to quiet title.	Discussing Options With Estates Attorney
#5	Corner of Route 443 and Harrison School Road	Reichert Estate	0.78 Acres	High - Inholding	Being Appraised	Estate would like to sell to Commonwealth. Property being appraised in preparation for formal offer.	Negotiations Ongoing
#6	1 Motocross Lane, Property off of Quartermaster Road	Dennis and Jill Farrell	11.9 Acres	High – ACUB Priority Area 1 - Adjacent to FTIG	Being Appraised	Two properties totaling approximately 22 acres that along with the recently purchased 32.30 acre Funkhouser property would add a total of 54 acres immediately adjacent to FTIG proper.	Negotiations Ongoing
#7	3 Dogwood Lane, Property off of Quartermaster Road	Dennis and Jill Farrell	10.0 Acres	High – ACUB Priority Area 1 - Adjacent to FTIG	Being Appraised		Negotiations Ongoing
#8	EPR property	Multiple (10 ea)	56.39+	High –Safety Critical	\$600,000	Required to expend the range SDZ	Negotiations Ongoing
<b>Approximate TOTAL ACREAGE &gt;&gt;&gt;&gt;&gt;</b>		<b>208.23 Acres</b>			<b>\$1,567,000</b>	<b>&lt;&lt;&lt;&lt;&lt;Approximate TOTAL COST TO DATE</b>	

RFPA 2011	\$750,000
RFPA 2014	\$1,750,000
<b>TOTAL Funds Released to date:</b>	<b>\$2,500,000</b>

## Planning and Programming

Issues/Events	Status
<p><b>Issue/Event:</b> Readiness Center Transformation Master Plan (RCTMP)</p> <p><b>Discussion:</b> IL TAG, MG Hays engaging IL Senator Kirk, Chairman of the Senate MILCON Appropriations Committee to generate support for the RCTMP</p> <p><b>Next Step: Congressional Hearing</b></p>	
<p><b>Issue/Event:</b> Master Planning - Real Property Installation Master Plan</p> <p><b>Discussion:</b> <b>The Installation Development Plan (IDP) is the next milestone toward FTIG's UFC 2-100-01 compliant Real Property Installation Master Plan. The IDP will update the existing Area Development Planning Districts and will include an Illustrative Plan, Regulative Plan and Implementation Plans in addition to capacity analysis, constraints and opportunities, assessments of existing facilities and systems, and program requirements and alternative analysis.</b></p> <p><b>Next Step: Submission suspense to NGB is 01MAY17 for the IDP portion of the update to the existing 2009 Installation RPMP.</b></p>	

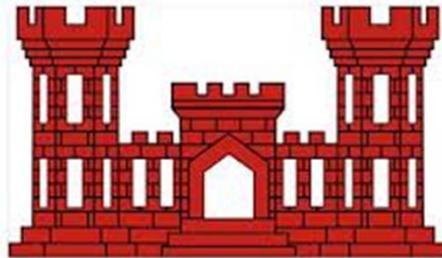
## Energy Cost & Use Reduction

Issues/Events	Status
<p><b>Issue/Event: PJM – Demand Response Program</b></p> <p><b>Background:</b> Program that utilizes generators to save energy during peak usage and reduce the load on the grid. The 2015 Program generated \$388,104.20 of revenue which will be allocated to offset utility costs.</p> <p><b>Next Step:</b></p> <ul style="list-style-type: none"> <li>• The 2016 Program period ran from 01-JUN to 30-SEP.</li> <li>• A 1-Hour Test event was held on 23-JUN by C-POWER at the Hazleton, Huntingdon, Allentown, and Hollidaysburg facilities.</li> <li>• A 1-Hour Test event was held on 14-SEP by NRG at Fort Indiantown Gap and the remaining PA- facilities that were part of the program.</li> <li>• Waiting for results from C-Power and NRG in regard to revenue amounts.</li> <li>• Current contracts have expired. DMVA is working with PSFEI and DGS to bid contracts for next year.</li> </ul>	
<p><b>Issue/Event: Act 129 Rebate Program</b></p> <p><b>Background:</b> A program set in place by electrical utility companies to meet the goals of 'Act 129' in regard to curtailing energy demand.</p> <p><b>Next Step:</b></p> <ul style="list-style-type: none"> <li>• LED upgrades are planned @ 26 facilities for PA- during FY'16 which have a total rebate potential of \$30K.</li> <li>• Phase III began on June 1<sup>st</sup> and will continue for 5 years.</li> <li>• Received rebate in the amount of \$1,799.22 for the Lebanon RC.</li> </ul>	

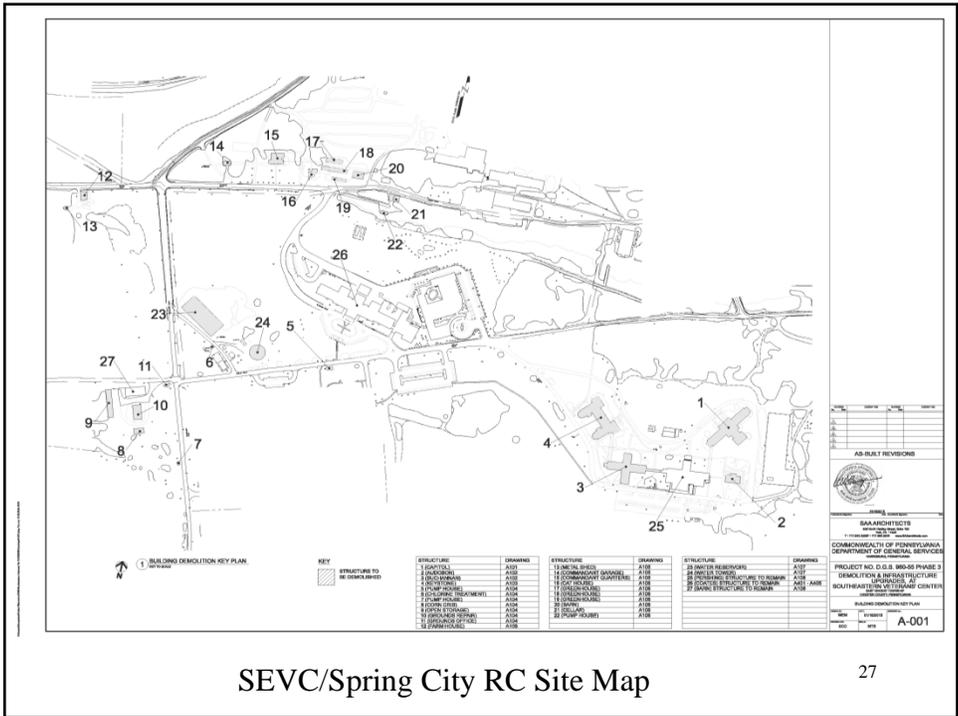
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21

## Comments



25



SEVC/Spring City RC Site Map

## SAB New Business

1. New Business:
  - a) Review multi-year state Capital Project plan. (Exh.B)
  - b) Naming of new EAATs Facility- Memorial Program Charter meets 20 October 2016 at 0900. (Exh.C)

28

## SAB Quarterly Meeting

1. Review STAF Balance – Exh. D1, Commitment report – Exh. D2.
2. Next meeting 12 January 2017, 1100 Hartranft Conference Room.
3. Questions?
4. Adjourn Meeting.

29