

(\$ in thousands)

Project Requests for State Funds					
Project Title	Priority Ranking	Funding Source	2016	2018	2020
West St. Paul	1	GO	\$ 4,500	\$ 0	\$ 0
St Cloud Facility Batch and Construction	2	GO	\$ 3,500	\$ 0	\$ 0
Asset Preservation	3	GO	\$ 7,445	\$ 8,000	\$ 9,000
Total Project Requests			\$ 15,445	\$ 8,000	\$ 9,000
General Obligation Bonds (GO) Total			\$ 15,445	\$ 8,000	\$ 9,000

West St. Paul**AT A GLANCE****2016 Request Amount:** \$4,500**Priority Ranking:** 1**Project Summary:** \$4.5 million in state funds are requested to construct, furnish and equip the Dept of Military Affairs portion of a new building built in conjunction with the City of West St Paul.**Project Description**

To construct a 15,604 SQFT National Guard Readiness Center that supports training, administrative and logistical requirements for the MNARNG. This facility will be built on State Land.

A specially designed facility of a National Guard Readiness Center of permanent construction. The addition will provide classrooms, showers, latrines, locker rooms, administrative and storage. This facility will be designed to meet Industry Standards as well as all local, State, and Federal building codes and as per Public Law 90-480 and 900-400.

Construction will include all utility services, information systems, fire detection and alarm systems, storm drainage, and site improvements.

Facilities will be designed to a minimum life of 50 years in accordance with DoDs Unified Facilities Code (UFC 1-200-02) including energy efficiencies, building envelope and integrated building systems performance. Access for individuals with disabilities will be provided.

Antiterrorism measures in accordance with the DoD Minimum Antiterrorism for building standards will be provided.

This project will comply with the Army 1 SQFT for 1 SQFT disposal policy through the disposal of 17,686 SQFT.

Project Rationale

The existing readiness center in West St Paul is 56 years old and no longer meets the requirements of the MNARNG. The age of the building also results in higher annual maintenance and operating costs. The partnership with the city of West St Paul will provide a cost savings that will benefit both DMA and the city on future operating costs.

Other Considerations**Impact on Agency Operating Budgets****Description of Previous Appropriations****Project Contact Person**

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St Cloud Facility Batch and Construction

AT A GLANCE

2016 Request Amount: \$3,500

Priority Ranking: 2

Project Summary: \$3.5 million in state funds are requested to design and construct a major renovation and expansion of the St Cloud Readiness Center. Project will improve the functionality and energy efficiency of the facility as well as better accomodate the units assigned.

Project Description

1. Facility Construction:

- Facility upgrade to meet existing life safety code regulations; fire/smoke alarm and sprinkler building system with a year of monitoring.
- Update building to meet accessibility (ADA) code requirements.
- Construct; install individual caged storage cubes for each soldier.
- Install Army Metering System for both electrical and gas services.
- Install carbon monoxide (CO) monitoring system in the assembly hall and maintenance bay areas.
- Install a mass notification system in the assembl hall.
- Reconfigure walls as required.
- Construct an approximately 1,500 SF in-fill for additional classroom and administrative space.

2. Facility Maintenance & Repair

- Replace interior and exterior lighting including parking areas with LED lighting, security vault lighting and building voice/data (conduit, trays, devices).
- Step drill hall lights.
- Modify a classroom with data ports to accomodate power projection systems and smart boards.
- Rehab entire facility to include floor covering, wall painting, ceiling tile and lighting. Also included is the refinishing of the wood structure/ceiling in the assembly hall. Install solar tubes in drill hall roof.
- Replace boiler system, HVAC control system, install assembly hall destratification turbines, install instantaneous heater on domestic hot water system,
- install water softener, water heaters and install low flow plumbing fixtures.
- Replace exterior doors, door hardware and door frames, refinish interior doors, add larger kick plates, signage as required. Install constant pressure operator on all overhead doors. Replace

toilet partitions

- Provide assembly hall acoustical panels and building mass notification system.
- Replace all hard ceilings, interior painting of building, replacement of various floor finishes including repair of assembly hall floor with refinish/stripping as required.
- Refinish assembly hall wood ceiling.
- Professionally clean entire interior and exterior of facility of all construction and non construction related dust, dirt and debris; trim/remove existing trees/shrubbery.
- Inspect roof to determine if replacement/repair is required.
- Provide dedicated vending machine space, install larger display case
- Insulate duct and pipes as required. Install new condensate pans at mechanical units.
- Verify emergency boiler shut-off location ensure an emergency cover. Provide emergency HVAC shut off in public lobby.
- Replace bathroom fixtures with low flow.
- Telephoto (scope) sewer to public sewer connection.
- Re-grade the site to drain surface water away from the Readiness Center, provide new splash blocks below all roof downspouts.
- Inspect sidewalks and replace as-needed.

Project Rationale

This 55 year old facility has never received a comprehensive rehabilitation. Currently, this facility has 234 Soldiers assigned and will have an additional battalion headquarters (156 personnel) assigned in 2016 (MNARNG Command Plan). There is a 40% space shortfall according to current criteria standards based on the units assigned to this facility. The indoor firing range was converted to storage in 2007 and the HVAC system is heat based only with cooling coming from window, energy inefficient units that have short lifecycles. The facility is not compliant with ADA requirement, fire suppression and asbestos remediation. There are no long term plans to replace or abandon it in the next 5 to 10 years. The facility has a 'Poor' rating from a 2014 Facility Condition Assessment (FCA). Utilizing this information, JFMN-FMO staff in conjunction with the current and future users, conducted an in depth facility analysis to identify the improvements that would extend/enhance facility life and value and have the most favorable impact on the 'quality of life' of the assigned Soldiers and to the community in which the Readiness Center resides.

Other Considerations

Project will include federal cost sharing at 50/50 for sustainment and 75 Fed to 25 State funding of new construction.

Impact on Agency Operating Budgets

Completion of this project should reduce annual operating costs as systems are updated with more efficient models.

Description of Previous Appropriations

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Asset Preservation

AT A GLANCE

2016 Request Amount: \$7,445

Priority Ranking: 3

Project Summary: \$7.445 Million in state funds requested to address the deferred maintenance needs at armory and training buildings throughout the state. The department maintains approximately 1.8 million square feet in armory buildings along with approximately 2.6 million square feet of training and housing buildings at Camp Ripley. The department uses asset preservation funding to address some of the backlog of maintenance work order requests submitted by the users and building maintenance coordinators responsible for the upkeep of these buildings.

Project Description

Since 1995, the Department of Military Affairs has continued to develop in-depth facilities audits with our facility managers to identify deferred maintenance needs. This process helps the department determine how large its portion of the “Capital Iceberg” is. The current operating budget has, at best, been able to keep up with necessary priority repairs, leaving a growing backlog of projects.

Detailed facility audits have revealed a growing backlog of maintenance and renovation requests in excess of \$107 million. Facility aging creates additional maintenance and repair problems. Currently, the average age of the department's armory facilities is in excess of 48 years. Phasing of asset preservation projects is (in priority order):

- Envelope Protection
- Safety/liability related projects
- Sanitary issues (e.g., toilet facilities)
- Functionality projects (e.g., rehabilitation of training rooms, lighting)
- Aesthetics/comfort projects if funding remains

Some examples of safety/liability issues that are included within the scope of this project are: repairs to curbs, sidewalks and building entrances; and updating electrical service and ventilating systems.

Some other examples of the projects anticipated within this request include the repair, replacement, or renovation of:

- Floors and floor coverings
- Toilet facilities (non ADA)
- Light fixtures and associated wiring
- Pumps and motors

- Ventilating and air conditioning systems
- Interior training rooms
- Shower/locker room facilities
- Other projects which extend the life of the facility

Design costs to execute projects to reduce backlog will be funded through this request. In order to effectively plan and complete these maintenance projects, approximately 10% will be devoted to provide design services for some of the projects below.

Projects identified for Asset Preservation include:

- Owatonna Parking Lot Expansion
- Cambridge Parking Lot Expansion
- Rochester Readiness Center facility batch
- Willmar Readiness Center facility batch
- Detroit Lakes Readiness Center facility batch
- St Peter Readiness Center facility batch
- Roof replacement at Rosemount and Minneapolis Readiness Centers
- Tuckpointing at St Paul and Mankato Readiness Centers

Project Rationale

As stated in the agency's Strategic Plan, Military Affairs must focus its attention on maintaining and upgrading existing buildings. With an emphasis on sustaining our current facilities, and with federal grant funding for new buildings greatly reduced, it is imperative the department keep its building assets in good working order and repair to meet the needs of the buildings users.

The department's goal is to minimize or eliminate the agency's backlog of maintenance and repair projects on its Asset Preservation list, while at the same time methodically eliminating the existing "iceberg" of projects. Funding at the levels requested can be efficiently managed by the department personnel and parallels backlog reduction goals identified in the agency performance report.

Other Considerations

Impact on Agency Operating Budgets

Impact on Operating Budgets: Completion of the identified projects will reduce annual operating costs as aging, high maintenance systems are replaced with more efficient and reliable systems.

Description of Previous Appropriations

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