

**Military Affairs, Department of**

**Projects Summary**

(\$ in Thousands)

Project Title	2014 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations 2014	Governor's Planning Estimate	
		2014	2016	2018	Total		2016	2018
Asset Preservation	1	\$7,089	\$10,500	\$10,500	\$28,089	\$0	\$0	\$0
Brooklyn Park Addition/Renovation	2	2,020	0	0	2,020	0	0	0
Owatonna Addition/Renovation	3	1,300	0	0	1,300	0	0	0
<b>Total Project Requests</b>		\$10,409	\$10,500	\$10,500	\$31,409	\$0	\$0	\$0

**Asset Preservation**

**2014 STATE APPROPRIATION REQUEST:** \$7,089,000

**AGENCY PROJECT PRIORITY:** 1 of 3

**Project At A Glance**

- ◆ For reducing backlog of maintenance, repair, replacement, and renovation of existing facilities.
- ◆ Depending on the specific project scope of work, federal funds will match state dollars one for one.

**Project Description**

This request addresses 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.

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 \$42 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 this maintenance projects, approximately 10% will be devoted to provide design services.

Asset Preservation Programming:

<u>FY 2014-2015</u>	<u>FY 2016-2017</u>	<u>FY 2018-2019</u>
\$7.089 million	\$10.5 million	\$10.5 Million

FY2014 Priority projects include:

- ◆ Litchfield: Batched
- ◆ Albert Lea: Batched
- ◆ Faribault: Batched
- ◆ Rochester: Batched
- ◆ Willmar: Batched

Specific projects will be defined once the source of and amount of appropriated dollars is known.

**Asset Preservation**

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 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.

**Impact on Agency Operating Budgets (Facilities Notes)**

Because these projects deal primarily with backlog, there will not be a direct impact on the operating budget. However, energy savings will occur with better insulation, motor efficiencies, etc. That will allow a reduction in utility costs, which in turn stretches the operating budget dollars and allows additional focus on maintenance versus utility expenditures.

**Previous Appropriations for this Project**

Capital Budget

FY2013	\$0
FY 2012	\$4.0 million
FY 2011	\$3.775 million
FY 2010	\$4.0 million
FY 2009	\$3.602 million
FY 2008	\$3.5 million
FY 2006	\$4.0 million
FY 2005	\$4.0 million
FY 2002	\$2.5 million
FY 1998	\$250,000
FY 1996	\$500,000

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**Brooklyn Park Addition/Renovation**

**2014 STATE APPROPRIATION REQUEST:** \$2,020,000

**AGENCY PROJECT PRIORITY:** 2 of 3

**Project At A Glance**

- ◆ For the reduction of backlog maintenance and alteration of existing space at the Brooklyn Park Armory to meet mission requirements for units assigned to the facility
- ◆ Includes a 25,528 SF addition to the existing building to fulfill space shortfalls for administrative, training, and personnel functions.

**Project Description**

Project would consist of constructing an addition to provide administrative, training and personnel areas to meet current requirements and renovation of the existing structures to meet current building codes. The proposed addition will provide a 25,528 SF addition to a 28,433 SF, 1987 facility, that is short approximately 1/2 of its required space.

**Project Programming:**

<b>FY 2015</b>
\$2.02 million

- This project is being planned based on a federal share in the amount of \$6.06 Million for a total project cost of \$8.08 Million.

The project scope includes the following items:

1. Conduct a space utilization study to assist in the design and best distribution of spaces according to criteria.
2. Upgrade the building to meet the new building and life safety code regulations.
- 3 Update the building to meet accessibility (ADA) code requirements.
4. Develop a classroom with six computer access/connection points/outlets.
5. Evaluate current administrative area to develop a new classroom.

6. Replace exterior doors and frames (if required). Re-use the door hardware to the extent possible.
7. Add larger kick plates to interior and exterior doors. Add larger door to kitchen for appliances.
8. Provide two new overhead garage doors.
9. Replace all windows and provide blinds. Windows must comply with Anti-terrorism Force Protection (ATFP) requirements.
10. Replace clerestory windows in drill hall. Add motorized window blinds, controlled by key switches.
11. Remove all existing hard ceilings (plaster or gypsum board) and replace with new suspended ceilings throughout the building.
12. Replace various floor finishes as needed.
13. Install new movable room divider in the classroom where previous ones were removed.
14. Replace toilet partitions with solid molded high density polyethylene (HDPE) plastic partitions.
15. Design for hand towel, toilet tissue and soap dispensers, to be provided by owner, installed by contractor.
16. Provide individual metal caged storage cube/lockers for each Soldier in the unit.
17. Provide power projection screens for the classrooms and drill hall.
18. Provide new marker/bulletin boards for the classroom areas.
19. Provide a new larger display case in the front entrance hall.
20. Repaint entire building interior including the wood structure/ceiling in the drill hall.
21. Verify operation of basketball backboards to ensure electric lifts are operational.
22. Verify that there is adequate chair and table storage adjacent to the drill floor.
23. Enclose, but do not heat, the exterior stairway to keep water out of the hallway below.
24. Install a solid waste and recycling enclosure that meets ATFP requirements.
25. Renovate the existing men’s locker room.
26. Renovate the existing women’s locker room.
27. Provide a physical fitness training room.
28. Replace the existing boiler system with a new modulation boiler system.

## Brooklyn Park Addition/Renovation

29. Modify the fire sprinkler layout to coincide with the new room arrangement including upgrade of the domestic water service line. Provide separate control for National Guard (NG) portion of the building.
30. Verify the emergency boiler shutoff location and that it has an emergency cover.
31. Install emergency HVAC shutoff located inside NG hallway/entrance.
32. Install a Direct Digital controls (DDC) system for the heating, ventilation and air conditioning systems of the building.
33. Evaluate unit storage and locker/shower rooms for ventilation and heat.
34. Provide a carbon monoxide (CO) detection system for the drill hall and garage area.
35. Install a water softening system for the domestic water.
36. Replace plumbing fixtures and shower heads with low flow fixtures throughout the building.
37. Install an instantaneous water heater or provide a circulating pump for the domestic hot water system.
38. During design, this (A/E) consultant must telephoto (record on a CD) all plumbing waste lines out to the city main sewer line to determine extent of any deterioration and incorporate into design.
39. Install an emergency generator system including backup fuel source.
40. Remove underground fuel oil tank.
41. Install power distribution and subpanels throughout the building as required to include the Army Metering System (Owner will provide specifications/information).
42. Verify the condition of the fire alarm system (Silent Knight – proprietary system) throughout the building. Install new mass notification system tied to the public address system.
43. Provide a complete public address system to include two wireless microphones, auxiliary capability, AM/FM receiver and speakers in the drill hall.
44. Verify LED interior and exterior energy efficient lighting throughout and around the building, update as needed.
45. Add additional electrical outlets throughout the building to meet code.
46. Install voice/data infrastructure (empty conduits, boxes and cable trays) throughout the building. (Installation of the voice/data wiring and equipment will be done by the Owner via a separate purchase order).
47. Verify the condition of the security lighting to the Motor Vehicle Storage Lot (MVSL).
48. Provide a constant pressure operator at all overhead doors.

49. Install step lighting in the drill floor with motion detector and lighting sensor.
50. Install electrical and gas sub-meters for shooting range.
51. Construct a new 25,528 square foot addition to the northeast corner of existing building. Space will consist of the addition of administrative and classroom space.

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.

**Impact on Agency Operating Budgets (Facilities Notes)**

A major portion of this project deals with reducing backlog maintenance, there will not be a direct impact on the operating budget. However, energy savings will occur with better insulation, motor efficiencies, etc. An increase in operating cost for the addition will be incurred, however, this will be minimized through the design and construction of systems in accordance with the MN Sustainable Building Guidelines for energy efficient systems.

**Previous Appropriations for this Project: None****Project Contact Person**

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**Owatonna Addition/Renovation**

**2014 STATE APPROPRIATION REQUEST:** \$1,300,000

**AGENCY PROJECT PRIORITY:** 3 of 3

**Project At A Glance**

- ◆ For the reduction of backlog maintenance and alteration of existing space in the Owatonna Armory to meet space requirements for units assigned to the facility
- ◆ Includes the addition of 500 Square Yards of Motor Vehicle Storage Lot space.

**Project Description**

Project will consist of the renovation of the current building to meet mission requirements in the administrative, storage, and personnel areas as well as meeting current code requirements. Additionally, includes the construction of an additional 500 SY of motor vehicle space to facilitate storage of assigned equipment.

Project Programming:

<b>FY 2014</b>
\$1.3 million

- This project is planned based on a federal share of \$1.3 Million, for a total project cost of \$2.6 Million.

The project scope includes the following items:

1. Conduct a space utilization study to assist in the design and best distribution of spaces according to criteria.
2. Upgrade the building to meet the most recent building and life safety code regulations.
3. Verify the building meets accessibility (ADA) code requirements.

4. Conduct an inspection of the roof to determine if a new roof/repair is needed. The present roofing, which has a 15 year total systems warranty along with a 20 year material warranty, was installed during 2005.
5. Provide new splash blocks below all downspouts.
6. Provide a new office layout by expanding into the corridor.
7. Provide a women's locker/shower room.
8. Renovate the men's locker and shower room.
9. Develop a classroom with six (minimum) computer access/connection points/outlets.
10. Expand the weapons vault in the supply room and verify if the existing vault door/frame is class 5.
11. Provide a space for floor cleaning equipment and toilet room supplies.
12. Provide a new communications closet with heat, cooling and ventilation.
13. Replacement of any interior doors and door frames as required. Add new larger kick plates in interior doors. Reuse the door hardware to the extent possible.
14. Replace exterior doors and frames.
15. Provide new overhead door at the garage.
16. Replace all windows to meet Anti-terrorism Force Protection (AFTP) requirements and provide blinds.
17. Replace clerestory windows with aluminum windows. Blinds at the clerestory windows should be motorized and controlled by key switches.
18. The existing drawings show single with masonry exterior wall construction. Insulate the exterior walls, where practical.
19. Remove all existing ceilings and provide new suspended ceilings as required throughout the building.
20. Replacement of various floor finishes as needed.
21. Polish the drill hall floor and etch in game lines for volleyball and basketball.
22. Replace toilet partitions with solid molded high density polyethylene (HDPE) partitions.
23. Upgrade the kitchen including the casework/counters, outlets, ceilings and range hood including exhaust/makeup air and fire suppression systems.
24. Provide individual metal caged storage cube/lockers for each Soldier in the unit.
25. Determine if the movable room divider in the classrooms should be reused or replaced with new.
26. Provide new marker/bulletin boards for the office and classroom areas.
27. Provide power projection screens for the classrooms and drill hall.

## Owatonna Addition/Renovation

28. Provide new larger display cases in the front entrance lobby. Relocate existing display case within the building.
29. Repaint entire building interior. Clean and refinish the wood structure/ceiling in the drill hall.
30. Verify if any tuck pointing and brick replacement is needed around the building.
31. Seal all exterior masonry surfaces to prevent water infiltration.
32. Design for hand towel, toilet tissue and sap dispensers to be provided by Owner, installed by Contractor.
33. Apply noise attenuation to walls in drill floor.
34. Inspect basketball backboards to ensure proper operation of the motors/lifts.
35. Provide a dedicated area for two vending machines.
36. Optimize chair and table storage near drill floor.
37. Re-grade the site to drain surface water away from the building.
38. Re-do the landscape materials and location to meet the ATRP requirements.
39. Replace as needed all concrete sidewalks and aprons. Add a new sidewalk from the building's side exit to the public parking lot.
40. Verify need for filling cracks and seal coat the public parking lot.
41. Increase the size of the Motor Vehicle Storage Lot (MVSL) to 500 square yards of concrete surface. The fence shall be replaced to accommodate the increased size of the parking surface.
42. Provide a structural stoop/apron foundation at the overhead doors.
43. Repair excessive wall/foundation cracking at the northwest corner of the classroom corridor.
44. Investigate floor, wall and grade settling at perimeter of building.
45. Provide a dumpster enclosure (solid waste and recycling) to meet the ATRP requirements.
46. Remove exterior drain/slab outside of boiler room.
47. Install a new hot water boiler system. Verify if the existing heating distribution system can be reused in whole or part. Some unit ventilators may need to be replaced.
48. Remove 10,000 gallon underground fuel oil tank.
49. Add one additional 1000 gallon Liquid Petroleum (LP) fuel backup. Ensure vaporizer is sized for demand from all systems at the same time.
50. Add automated metering system. Owner will provide the specifications.
51. Verify the emergency boiler shut-off location and that it has an emergency cover.
52. Install emergency HVAC shut off in or near main lobby.
53. Replace the existing domestic water heaters.
54. Install a water softening system.
55. Install new ventilation and exhaust system for the building, including central air condition for office, classroom and drill hall areas.
56. Install new de-stratification fans in the drill hall.
57. Install a Direct Digital controls (DDC) system for the heating, ventilation and air conditioning systems of the building.
58. Modify the existing fire sprinkler system as required to support all upgrades to the building.
59. Install a new ADA accessible dual water cooler with bottle filler.
60. Provide a carbon monoxide (CO) detection system for the drill hall and garage area.
61. During design, this (A/E) consultant must telephoto (record on a CD) all plumbing waste lines out to the city main sewer to determine extent of any deterioration and incorporate any repair/replacement into design.
62. Replace plumbing fixtures and shower heads with low flow fixtures throughout the building.
63. Install a circulating pump or an instantaneous heater for the domestic hot water system.
64. Install a fire alarm system (Silent Knight – proprietary system) throughout the building including the first year of monitoring. Install new mass notification system tied to the public address system.
65. Provide a humidity control and conditioned air for the communications closet.
66. Evaluate the need for vehicle exhaust ventilation for the drill hall.
67. Install new power distribution and subpanels as required. Include new GFI outlets at the kitchen and toilet rooms.
68. Install new interior and exterior LED lighting throughout and around the building. Step lighting on drill floor with motion detector and light sensor.
69. Install voice/data infrastructure (empty conduits, boxes and cable trays) throughout the building. (Installation of the voice/data wiring and equipment will be done by the Owner via a separate purchase order).
70. Install new LED 24 hour security lighting for the arms vault.
71. Install motion detecting switches in all common areas.
72. Repair/replace/add security lighting to the MVSL.
73. Provide a constant pressure operator at all overhead doors.



## Owatonna Addition/Renovation

74. Provide a complete public address system with two wireless microphones, auxiliary capability, AM/FM receiver and speakers in the drill hall.

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.

**Impact on Agency Operating Budgets (Facilities Notes)**

This project deals primarily with backlog, there will not be a direct impact on the operating budget. However, energy savings will occur with better insulation, motor efficiencies, etc. That will allow a reduction in utility costs, which in turn stretches the operating budget dollars and allows additional focus on maintenance versus utility expenditures. The operating costs for the new construction are anticipated to be minimal since the construction is tied to the increase in motor vehicle storage lot and not building space.

**Previous Appropriations for this Project: None****Project Contact Person**

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