



STATE OF WASHINGTON
MILITARY DEPARTMENT
Camp Murray, Washington 98430-5000

September 13, 2023

TO: David Schumacher, Director
Office of Financial Management

FROM: Bret Daugherty, Major General
The Adjutant General

SUBJECT: Military Department 2024 Supplemental Capital Budget

I am pleased to submit the Washington Military Department's 2024 Supplemental Capital Budget request.

We are requesting adjustments to our federal funding and state match for two major capital projects at this time:

1. Renovation of building 34 on Camp Murray, which houses the Washington Army National Guard Medical Command. This project has increased in cost due to expanding the scope of the renovation as well as remediation of environmental concerns. The project will provide critical medical grade updates to plumbing, electrical, HVAC, and oxygen system infrastructure, as well as optimize available space to provide proper storage of medical supplies, equipment and records.
2. Renovation of the Moses Lake Readiness Center, which has incurred increased costs due to asbestos, lead, and polychlorinated biphenyls (PCB) abatement, as well as increased materials and construction costs. The project will repair existing water damage and result in a fully operational kitchen, as well as safe and sanitary restrooms, showers, a locker room, and lactation center.

We look forward to your review of our Supplemental Capital Budget request and the opportunity to respond to any questions from your staff. Please feel free to contact our Chief Financial Officer, Regan Hesse, at 253-512-7498, or our Deputy Finance Director, TJ Rajcevich, at 253-320-4437.

**245 - Military Department
2023-2033 Ten Year Capital Plan by Priority
2023-2025 Biennium**

Ten Year Capital Budget		Previous Bienniums	23-25		25-27		27-29		29-31		31-33		Est. Total
Priority	Project Title and Funding Sources		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
45	JBLM UTES Parking Expansion								Design	Construction			\$ -
	001-2 General Fund - Federal								TBD	TBD			\$ -
	057-1 State Bldg Const - State												\$ -
	364-1 Military Capital Acct - MIL												\$ -
46	YTC MATES MOV Parking Paving								Design	Construction			\$ -
	001-2 General Fund - Federal								TBD	TBD			\$ -
	057-1 State Bldg Const - State												\$ -
	364-1 Military Capital Acct - MIL												\$ -
47	YTC Barracks Addition										Design	Construction	\$ 17,004,000
	001-2 General Fund - Federal										\$2,004,000	\$15,000,000	\$ 17,004,000
	057-1 State Bldg Const - State												\$ -
	364-1 Military Capital Acct - MIL												\$ -

Federally Funded - Listed in the Future Years Defense Program

**245 - Military Department
Ten Year Capital Plan by Project Class
2023-25 Biennium**

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Version: C8 2024 Supplemental

Report Number: CBS001

Date Run: 9/19/2023 1:40PM

Project Class: Program

Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
Priority	Total	Expenditures	Expenditures	2023-25	Approp	2025-27	2027-29	2029-31	2031-33
Project by Account-EA Type					2023-25				
1 40000192 Camp Murray Bldg 34 Renovation									
001-2 General Fund-Federal	495,000				495,000				
057-1 State Bldg Constr-State	1,166,000				1,166,000				
Project Total:	1,661,000				1,661,000				
2 40000194 Moses Lake Readiness Center Renovation									
001-2 General Fund-Federal	978,000				978,000				
057-1 State Bldg Constr-State	1,059,000				1,059,000				
Project Total:	2,037,000				2,037,000				
Total: Program	3,698,000				3,698,000				

Total Account Summary

Account-Expenditure Authority Type	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
	Total	Expenditures	Expenditures	2023-25	Approp	2025-27	2027-29	2029-31	2031-33
					2023-25				
001-2 General Fund-Federal	1,473,000				1,473,000				
057-1 State Bldg Constr-State	2,225,000				2,225,000				
Total	3,698,000				3,698,000				

Ten Year Capital Plan by Project Class

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Report Number: CBS001
Date Run: 9/19/2023 1:40PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Functional Area	*	All Functional Areas
Agency	245	245
Version	C8-A	C8-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

245 - Military Department Capital Project Request

2023-25 Biennium

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Version: C8 2024 Supplemental

Report Number: CBS002

Date Run: 9/11/2023 11:30AM

Project Number: 40000192

Project Title: Camp Murray Bldg 34 Renovation

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 1

Project Summary

The department seeks additional state funding and federal spending authority to expand the project scope for the renovation of building 34 at Camp Murray, WA. The expanded scope includes renovating an additional 1,400 square feet of space for the Army National Guard Medical Readiness Detachment and addresses additional environmental concerns.

Project Description

The 2023-25 capital budget appropriated funding to renovate building 34, a 47-year-old brick and wood facility at Camp Murray, WA. Since the initial request, the 81st Stryker Brigade Detachment 1 Headquarters and Headquarters Company has moved to another facility. This provides an opportunity for the Medical Readiness Detachment (MEDDET) to expand into the vacated space and be closer to meeting its facility allowance per National Guard standards.

This request seeks state funding and federal spending authority to expand the scope to include an additional 1,400 square feet of functional space to be renovated. As stated in the current project scope, the MEDDET renovation includes:

- Replacing old infrastructure systems with new medical-grade plumbing, communication, HVAC and electrical systems
- Creating a secure controlled storage area for medical records to meet HIPAA requirements
- Creating a secure climate-controlled storage space for Class VIII medical supplies and vaccines
- Creating a certified laboratory for blood testing and other services
- Creating a proper soundproofed area for auditory exams
- Installing an X-ray-shielded area for dental/medical exams
- Creating provider rooms for private medical consultations and routine patient exams
- Adding showers to meet sanitation requirements
- Enlarging the break area to alleviate overcrowding

Since the original request, additional environmental concerns have been identified. An asbestos-containing material (ACM) and lead-based paint (LBP) survey and remediation will be required, as building 34 is known to have ACM in the drill hall. In addition, a mercury amalgam separation system for wastewater drains is needed for the dental clinic.

Renovations for the Army Band-occupied space remain unchanged. The goals are to replace damaged ceilings, walls, and floors from prior roof leaks and alter administrative offices for more efficient use of space.

The preservation portion of this project is eligible for 50 percent federal reimbursement as a restoration and sustainment initiative, and the modernization portion is eligible for 75 percent federal reimbursement. Overall, the cost-sharing scheme will maximize the federal funding available for the project. The total project funding requirement for design and construction is \$10,000,000 with a federal share of \$5,409,600 and a state match of \$4,590,400. The 2023-25 capital budget appropriated \$4,915,000 in federal spending authority and \$3,425,000 in state funding for the original project scope. Federal funding has been provided for the design phase in federal fiscal year (FFY) 2023 and construction in FFY 2024. The design process started in July 2023, with the intent to award the design contract by September 30, 2023. Construction is scheduled for the following year.

The department requests an additional \$495,000 in federal spending authority and \$1,166,000 in state funding in the 2024

245 - Military Department
Capital Project Request

2023-25 Biennium

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Version: C8 2024 Supplemental

Report Number: CBS002

Date Run: 9/11/2023 11:30AM

Project Number: 40000192

Project Title: Camp Murray Bldg 34 Renovation

Description

supplemental capital budget to complete the project with the expanded 1,400 square feet of scope and additional environmental remediations.

Without the additional funds and spending authority, the scope will be reduced to the original footprint, leaving the MEDDET short on greatly needed square footage. Since the environmental concerns cannot be descoped, other elements would need to be removed from the project to stay within the existing appropriation, which may jeopardize the federal funding if the project does not result in a complete and useable facility.

Location

City: Unincorporated

County: Pierce

Legislative District: 028

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts as this project is within the current facility footprint and for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	495,000				495,000
057-1	State Bldg Constr-State	1,166,000				1,166,000
	Total	1,661,000	0	0	0	1,661,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

While there are some energy efficiency upgrades that will reduce utility costs, the upgrades to medical-grade standards for HVAC, plumbing and electrical systems, the expansion of MEDDET's usage area, and the additional showers are expected to increase utility costs creating a net zero gain. There are no changes to maintenance personnel or requirements.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	245	245
Version	C8-A	C8-A
Project Classification	*	All Project Classifications
Capital Project Number	40000192	40000192
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated May 2023

Agency	Washington Military Department
Project Name	Camp Murray Building 34 Renovation
OFM Project Number	40000192

Contact Information	
Name	Adam M Iwaszuk
Phone Number	253-512-8702
Email	adam.m.iwaszuk.civ@army.mil

Statistics			
Gross Square Feet	22,000	MACC per Gross Square Foot	\$319
Usable Square Feet	20,350	Escalated MACC per Gross Square Foot	\$337
Alt Gross Unit of Measure			
Space Efficiency	92.5%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	11.37%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.50%	Location Used for Tax Rate	Camp Murray
Contingency Rate	5%		
Base Month (Estimate Date)	May-23	OFM UFI# (from FPMT, if available)	A06633
Project Administered By	DES		

Schedule			
Pre-design Start		Pre-design End	
Design Start	August-23	Design End	May-24
Construction Start	June-24	Construction End	August-25
Construction Duration	14 Months		

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Project Cost Summary			
Total Project	\$9,494,394	Total Project Escalated	\$10,000,883
		Rounded Escalated Total	\$10,001,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$10,001,000
Next Biennium			\$0
Out Years			\$0

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Pre-design Services	\$0		
Design Phase Services	\$648,029		
Extra Services	\$165,000		
Other Services	\$259,717		
Design Services Contingency	\$53,637		
Consultant Services Subtotal	\$1,126,383	Consultant Services Subtotal Escalated	\$1,161,751

Construction			
Maximum Allowable Construction Cost (MACC)	\$7,017,600	Maximum Allowable Construction Cost (MACC) Escalated	\$7,412,691
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$350,880		\$370,635
Non-Taxable Items	\$0		\$0
Sales Tax	\$700,006	Sales Tax Escalated	\$739,416
Construction Subtotal	\$8,068,486	Construction Subtotal Escalated	\$8,522,742

Equipment			
Equipment	\$135,000		
Sales Tax	\$12,825		
Non-Taxable Items	\$0		
Equipment Subtotal	\$147,825	Equipment Subtotal Escalated	\$156,149

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$151,700		
Project Administration Subtotal	\$151,700	Project Administration Subtotal Escalated	\$160,241

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	\$9,494,394	Total Project Escalated	\$10,000,883
		Rounded Escalated Total	\$10,001,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		
			2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$1,161,751		\$1,161,751		\$0
Construction					
Construction Subtotal	\$8,522,742		\$8,522,742		\$0
Equipment					
Equipment Subtotal	\$156,149		\$156,149		\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$160,241		\$160,241		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0
Project Cost Estimate					
Total Project	\$10,000,883	\$0	\$10,000,883	\$0	\$0
	\$10,001,000	\$0	\$10,001,000	\$0	\$0
	Percentage requested as a new appropriation		100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)
 Expansion of scope to include an additional 1400 square feet.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The design phase started July 2023, with agreements to be signed hopefully by 9/30/23 to meet federal funding requirements.
 Insert Row Here

What is planned with a future appropriation?
 n/a
 Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0103	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$578,079				69% of A/E Basic Services
Other	\$69,950				
Insert Row Here					
Sub TOTAL	\$648,029		1.0218	\$662,157	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)					
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering	\$110,000				
Constructability Review	\$40,000				
Environmental Mitigation (EIS)	\$15,000				
Landscape Consultant					
Other					
Insert Row Here					
Sub TOTAL	\$165,000		1.0218	\$168,597	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$259,717				31% of A/E Basic Services
HVAC Balancing					
Staffing					
Other					
Insert Row Here					
Sub TOTAL	\$259,717		1.0563	\$274,339	Escalated to Mid-Const.
5) Design Services Contingency					
Design Services Contingency	\$53,637				
Other					
Insert Row Here					
Sub TOTAL	\$53,637		1.0563	\$56,658	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$1,126,383

\$1,161,751

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0363	\$0	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0363	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction	\$2,580,000				
C20 - Stairs					
C30 - Interior Finishes	\$678,600				
D10 - Conveying					
D20 - Plumbing Systems	\$200,000				
D30 - HVAC Systems					
D40 - Fire Protection Systems	\$459,000				
D50 - Electrical Systems	\$200,000				
F10 - Special Construction					
F20 - Selective Demolition	\$100,000				
General Conditions	\$2,800,000				
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$7,017,600		1.0563	\$7,412,691	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	\$7,017,600			\$7,412,691	
	\$319			\$337 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$350,880		
Other			
Insert Row Here			
Sub TOTAL	\$350,880	1.0563	\$370,635

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0563	\$0

9) Sales Tax

Sub TOTAL	\$700,006		\$739,416
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CONSTRUCTION CONTRACTS TOTAL	\$8,068,486		\$8,522,742
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$135,000				
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$135,000		1.0563	\$142,601	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0563	\$0	
3) Sales Tax					
Sub TOTAL	\$12,825			\$13,548	
EQUIPMENT TOTAL					
	\$147,825			\$156,149	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
DES Fee	\$101,700				Based on DES Fee Calc.
MIL PM	\$50,000				
<i>Subtotal of Other</i>	<i>\$151,700</i>				
PROJECT MANAGEMENT TOTAL	\$151,700		1.0563	\$160,241	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0363	\$0	

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C-100(2023)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

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Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>



DEPARTMENT OF THE ARMY
WASHINGTON MILITARY DEPARTMENT
JOINT FORCE HEADQUARTERS, WASHINGTON NATIONAL GUARD
CAMP MURRAY, TACOMA, WA 98430-5000

NGWA-FMO

16 August 2023

MEMORANDUM FOR Division Chief, ARNG G9, (ARNG-IEZ/COL Anthony Hammett),
111 South George Mason Drive, Arlington, VA 22204-1373

SUBJECT: Request Approval to Upgrade the Interior of Camp Murray Building 34,
Project Number (PN) 53200051, Tacoma, WA.

1. References:

a. DASA, SAIE-IHP memorandum (Delegation of Authority for Maintenance, Repair and Minor Construction Projects Using Funds Available for Operations and Maintenance) 23 September 2020

b. ARNG, G-9, ARNG-IES memorandum (Delegation of Authority for Maintenance, Repair and Unspecified Minor Military Construction Projects Using funds Available for Operations and Maintenance) 21 May 18

c. NGR 420-10 (Construction and Facilities Management Office Operations)

d. NG PAM 420-10 (Construction and Facilities Management Office Procedures)

2. Request review and approval of this complex project as outlined in the enclosed NGB Form 420R. The estimated project cost is \$1,084,800.00 (Federal share) for construction/modernization, \$1,757,432.50 (Federal share) for sustainment, and \$1,933,430.00 (Federal share) for restoration. Included is a 10% Contingency factor and a 3% Supervision, Inspection, and Overhead (SIOH) factor.

3. The project will be the modernization, restoration and sustainment of Building 34 Readiness Center at Camp Murray, WA. The footprint scope will be alteration of an estimated 21,700 SF footprint of the building interior through modification and upgrade of the current floor plan to improve condition and functionalities to meet the mission of the Washington Army National Guard (WAARNG) Medical Detachment (MED DET) and the 133rd Army Band. This project will improve functional areas for providers' exam rooms and offices, hearing test room, immunization/ laboratory, dental area, central waiting, nurses' area, conference room, medical records space, toilets, administrative space and band individual practice room. The current V66 RPLANS indicates that 299,872 SF of CATCD: 17180 is authorized at this site. Currently, 209,255 SF of CATCD: 17180 exist on site, resulting in a 90,617 SF authorized deficit. This facility has an RPLANS rating of C3, an ISR-I Quality rating of Q3, and an ISR-I Function rating of F4. The estimated Plant Replacement Value (PRV) is \$31,766,392.33 and the Repair to Replacement (R/R) ratio is 10.65%.

NGWA-FMO

SUBJECT: Request Approval to Upgrade the Interior of Camp Murray Building 34, Project Number (PN) 53200051, Tacoma, WA.

4. The 100 year flood plain has been identified and the location of this facility is not within the boundaries. An Economic Analysis has been performed and is on file in the state Facilities Management Office. A technical review has been performed by the State Construction and Facility Management Office (CFMO).

5. This modernization project will improve and create needed functional areas in the provision and sustainment of health force protection and medical/ dental support to ensure medical readiness, operations, training, mobilization, and demobilization of the more than 6,000 Soldiers of the WAARNG. Should this project not be approved, the building will continue to degrade resulting to the inability of the facility to support the mission requirements of the WAARNG MED DET.

6. This project complies with Title 10 USC 2805 (Unspecified Minor Construction) and/or Title 10 USC 2811 (Repair of Facilities) for maintenance, repair and construction contracts for real property using Operation and Maintenance funds.

7. The point of contacts are Mr. Darwin I. Valenciano, Master Planner, at commercial (253) 365-3887 or darwin.i.valenciano.nfg@army.mil and Ms. Adriana F. Bunker, Planning and Programming Branch Chief, at commercial (253) 512- 8263 or adriana.f.bunker.civ@army.mil.



ADAM M. IWASZUK
Director, CFMO

Encl

1. NGB Form 420R

NGB Form 420-R

Status: Accepted

OMNG PROJECT REQUEST
Prescribing Directive is NGB-420-10. Proponet NGB-ARI

Date Jun 6, 2023, 11:26 AM

1. Project Name: Camp Murray Bldg 34 - Tenant Improvements	2. Project #: 53200051
3. Location: Tacoma, Washington	4. Site: 53555
5. Site Name: CAMP MURRAY	

6. Criteria: Exception to Criteria *(Justification in block 10)*

7. Project Activity/ Project Program

<input checked="" type="checkbox"/> Maintenance/Sustainment	<input checked="" type="checkbox"/> Repair/Sustainment	<input checked="" type="checkbox"/> Repair/Restoration	<input checked="" type="checkbox"/> Construction/Modernization	<input type="checkbox"/> Demolition
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8. To Be Accomplished Contract Training Project Time/Material Govt Furnished Material

9. Project Description *(Include single line drawing; Use reverse if necessary)*

The tenant improvements project is to provide labor and materials for the combined works of modernization, restoration, and sustainment of Building 34 Readiness Center located at Camp Murray (Site Code: 53555). The footprint scope will be alteration of an estimated 16,200 SF for the Medical Detachment, 3,400 SF for the Army Band space, and 2,100 SF common spaces of the building interior to modify, restore, and update the current floor plan to improve condition and meet functionalities per facility users' mission requirements. Specific functional areas that need improvement for the Medical Detachment will be conversion of existing rooms (but not limited to) providers' office and exam rooms, hearing test room, immunization/ laboratory, dental area, central waiting, medical records space, and administrative space. For the 133rd Army Band, scope is the alteration of an existing space for administrative space, small rehearsal area/ individual practice area, and individual instrument storage

10. Project Justification *(Use reverse side if necessary)*

Building 34 is one of the multiple Readiness Centers inside Camp Murray. This 45 years old brick and wooden structure has had numerous tenants over the years and have been crammed in to save time and space. This building has antiquated in-building equipment (IBE) systems such as HVAC, electrical, plumbing, communication and has had roof, wall and ceiling leaks issues. Almost all of the functional areas needs attention and improvements such as the floors, walls, doors, and windows in the administrative spaces, storage, medical spaces, assembly hall, corridors, and the band rehearsal area. In general, the buildings quality and functionality no longer meet the requirements of the two (2) units currently stationed in this building, specifically: WAARNG Medical Readiness DET, and the 133rd Army Band..

Most recent ISR rating is F4 (46.59)and Q3 (BCI 77.9). (see extended justification for continuation).

11. Financial Data

FY	MDEP	AMSCO	Description	Federal Cost	State Cost	Other Cost
2024	ERVT	132G76B5	Modernization	\$960,000.00	\$320,000.00	\$0.00
2023	ERER	132G76N1	MODERNIZATION TYPE A	\$28,800.00	\$9,600.00	\$0.00
2023	ERER	132G76N1	MODERNIZATION TYPE B	\$57,600.00	\$19,200.00	\$0.00
2024	ERVT	132G76N2	Modernization SIOH	\$28,800.00	\$9,600.00	\$0.00
2024	ERVT	MODERNIZATI	CONTINGENCY	\$96,000.00	\$32,000.00	\$0.00
2024	QRPA	132G78B1	BUILDINGS & STRUCTURES WITH UM=SF	\$1,555,250.00	\$1,555,250.00	\$0.00
2024	QRPA	SUSTAINMENT	CONTINGENCY	\$155,525.00	\$155,525.00	\$0.00
2023	QRPA	132G78J1	SUSTAINMENT TYPE B	\$93,300.00	\$93,300.00	\$0.00
2023	QRPA	132G78J0	SUSTAINMENT TYPE A	\$46,657.50	\$46,657.50	\$0.00
2024	QRPA	132G78J2	SUSTAINMENT SUPERVISION, INSPECTION AND ADMINISTRATION (SIA)	\$46,657.50	\$46,657.50	\$0.00
2023	ERER	132G76N1	MODERNIZATION TYPE B (NON-STATUTORY)	\$57,600.00	\$19,200.00	\$0.00
2023	QRPA	132G78J1	SUSTAINMENT TYPE B (NON-STATUTORY)	\$93,300.00	\$93,300.00	\$0.00
2024	ERVT	132G76B1	Restoration	\$1,711,000.00	\$1,711,000.00	\$0.00
2023	ERER	132G76N1	RESTORATION TYPE A	\$51,330.00	\$51,330.00	\$0.00
2023	ERER	132G76N1	RESTORATION TYPE B (NON-STATUTORY)	\$102,660.00	\$102,660.00	\$0.00
2023	ERER	132G76N1	RESTORATION TYPE B	\$102,660.00	\$102,660.00	\$0.00
2024	ERVT	132G76N2	RESTORATION SUPERVISION, INSPECTION AND ADMINISTRATION (SIA)	\$51,330.00	\$51,330.00	\$0.00
2024	ERVT	RESTORATION	CONTINGENCY	\$171,100.00	\$171,100.00	\$0.00
Total:				\$5,409,570.00	\$4,590,370.00	\$0.00

12. All environmental impacts will be assessed in accordance with 32 CFR Part 651, Environmental Analysis of Army Actions. I certify all environmental documentation requirements will be met.

Name, Grade: THOMAS BLUME *EPS (only)* Signature: _____
Title

13. State Supplemental Certifier: *(Optional)*

Name, Grade: ERIC J. SHRINER State Supplemental Certifier Signature: _____
Title

Status: Accepted

OMNG PROJECT REQUEST
Prescribing Directive is NGB-420-10. Proponet NGB-ARI

Date Jun 6, 2023, 11:26 AM

14. CERTIFICATION: I certify that all entries are accurate and complete and that all Federal, State, and local statutory requirements have or will be satisfied.

Name, Grade	ADAM M. IWASZUK	<u>CFMO (Only)</u> Title	Signature: _____
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15. USPFO Approval:

Name, Grade	MATTHEW W. COOPER	<u>USPFO (Only)</u> Title	Signature: _____
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16. Real Property Data:

Facility	Name	CAT Code	Agreement Support Code	Historic Status
00034	CM34-NG READINESS CTR - C	17180	S15	
00034	CM34-NG READINESS CTR - C	17180	S15	
00034	CM34-NG READINESS CTR - C	17180	S15	

9. Project Description (Continued):

The common use spaces that will be worked on will be (but not limited to) toilets and shower, network/ IT room and circulation spaces. The project also includes restoration and modernization of the electrical, fire protection, plumbing, and communication/ IT network systems.

All other miscellaneous work related to electrical, plumbing, communication, environmental, and all items necessary for a complete and useable facility will also be part of this tenant improvement project. This project shall comply with local, state, and federal building codes and regulations.

Environmental Considerations/ Notes:

- Include updated Asbestos Containing Material (ACM) / Lead-Based Paint (LBP) survey and remediation as Building 34 is known to have ACM at the drill hall, and remediation of already identified ACM.

- Mercury Amalgam separation scope: Building 34 will require scope for mercury amalgam separation for wastewater drains from dental clinic.

- Cultural Resources: Currently nothing needed. NOTE: Building will be 45 years old in FY24. Buildings that will be 50 years of age when work is executed need a CR survey. So if this project does not get funded for construction within the next few years this could become a need in future funding submissions

10. Project Justification (Continued):

ISR Reports/ Notes for this facility:

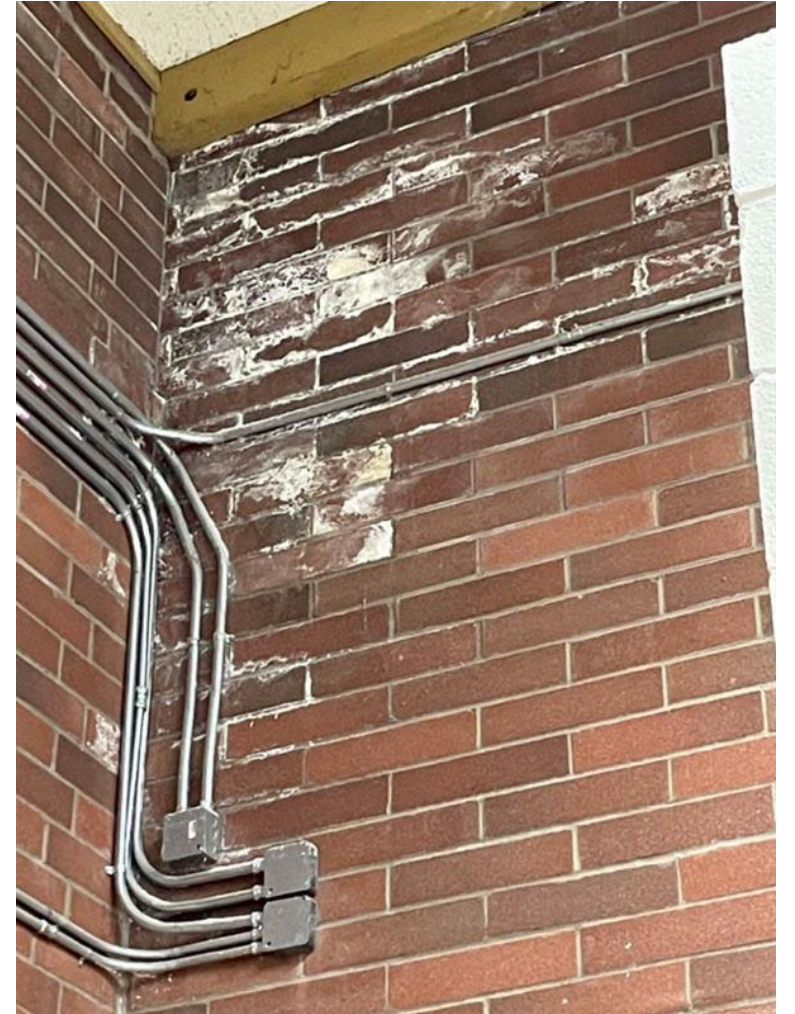
- Site and grounds: mechanical equipment not screened. dumpster not screened
- Roof: leaks in areas. under constant repair
- Walls: walls show signs of water damage and need to be resealed. In some areas the water damage seeps through to the interior.
- Lobby. Not functional as a lobby, no sitting area, combined with corridor and rest rooms.
- Ceiling tiles broken/falling out, and rodent problem in the building. Older tiles are glued to ceiling and are painted over.
- Corridors: narrow and crowded with supplies and equipment that there is no other place for. Interior doors are mostly door knob only.
- Fire protection: fire alarm and extinguisher only.
- Assembly Hall: damage and staining to interior walls and ceiling from leaking water.
- Lactation Room: No dedicated area or private room
- Units storage: The WAARNG Band is stationed in this facility and lacks proper storage for equipment.
- Janitorial storage: lack of available storage space leads to supplies being stored in latrines and hallways and other closets

Per 2023 Cost Calculation Worksheet, Bldg 34 has a Plant Replacement Value (PRV) of \$31,766,392.33 (see attached Document). Repair to replacement ratio stands at 10.65%.

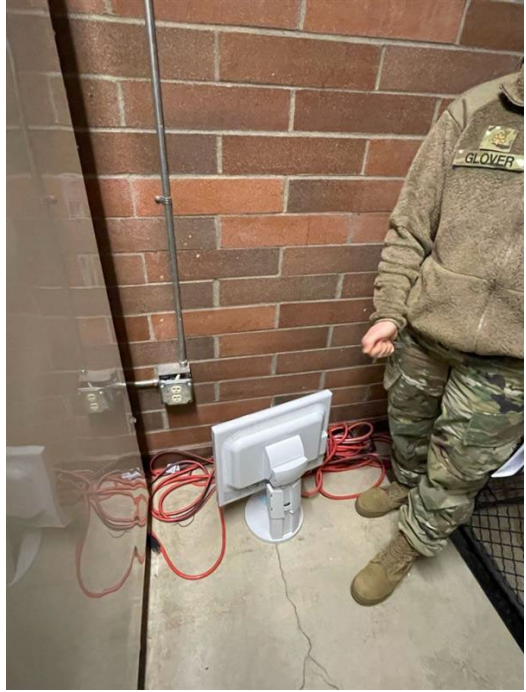
The \$319,700.00 or 6.0% Type B Non Statutory represents initial site visits, facility/ utility survey, reproduction of design documents, comprehensive interior design services, preparation of future design memoranda, construction phase services, as built drawing verification, services of consultants not specifically applied to the preparation of designs, plans, cost estimates, drawings, etc, management and contract administration of AE services contracts in connection with services excluded from the six percent limit (IAW NGR 415-5 dated 6 Mar 2015, Ch 5-4, b).

The state MED DET plans, programs, provides and sustains health force protection and medical/dental support to ensure medical readiness, operations, training, mobilization, and demobilization of the more than 6,000 WAARNG strengths. In accordance with Health Insurance Portability and Privacy Act (HIPPA), they also maintain and manages healthcare records of soldiers and units, overseeing the transfer and transition of soldier healthcare information between units, civilian medical organizations and federal agencies. MED DET was placed in this building with the hope of modifying it to suit their needs but due to unit changes, Health Law revision and testing processes, the requirements have outstripped the ability of the building to support the MED DET in its mission. In addition, the stationing of the BAND and the DET HHC, 81st Brigade HQ also being situated in this facility has seriously affected the capability of Building 34 for MED DET's operations. Because of the lack of funding, and lack of MILCON, a proper facility has never been able to be acquired for the MED DET. Building 34 is not currently conducive to medical operations due to the lack of space for providers, impacting privacy issues for medical and psychological exam and consultations, immunization/ laboratory spaces and medical equipment/ medications storage areas. Also it lacks the HIPPA required medical records storage area and capability. Dental work, consultations including XRAY's are being done in an Ad Hoc setup using movable panels for XRAY shielding, which poses a possible major health and safety issues. There is no real patient privacy and waiting area as the Drill Hall is being used for such purposes. There are no proper areas or facilities to conduct adequate hearing/auditory testing, as the current one is not sound proofed. The increasing number of medical providers in the coming years will significantly affect the current layout, functionality and capability of Building 34 to support any real MED DET work. The BAND on the other hand, is utilizing a portion of their supply and storage space for administrative function for their full time personnel. Assembly hall needs to be modified as well, as the actual footprint has exceeded the allowances per current unit strength assigned in this facility.

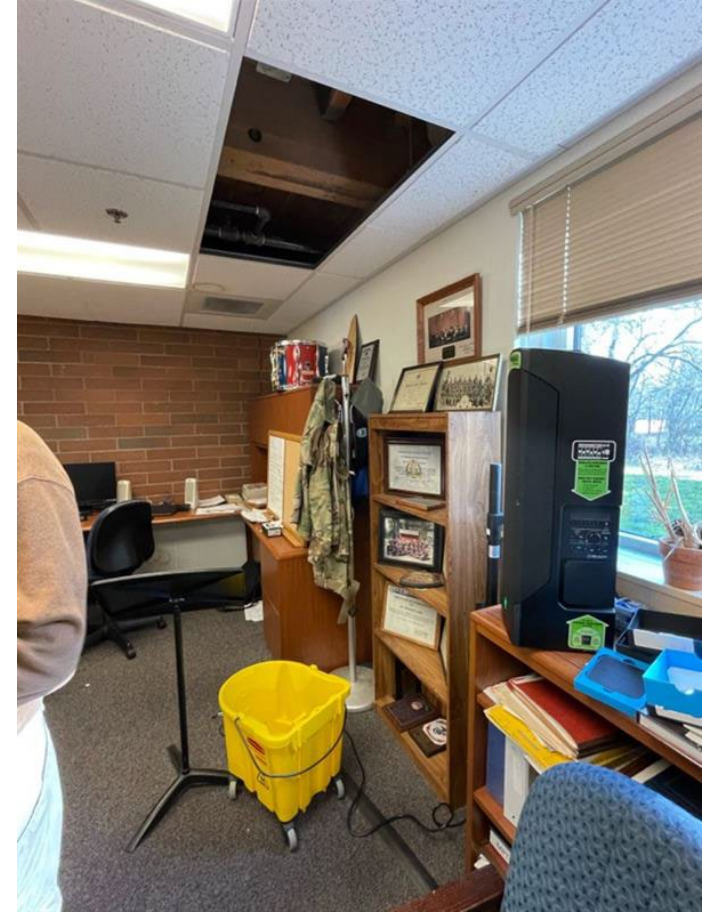
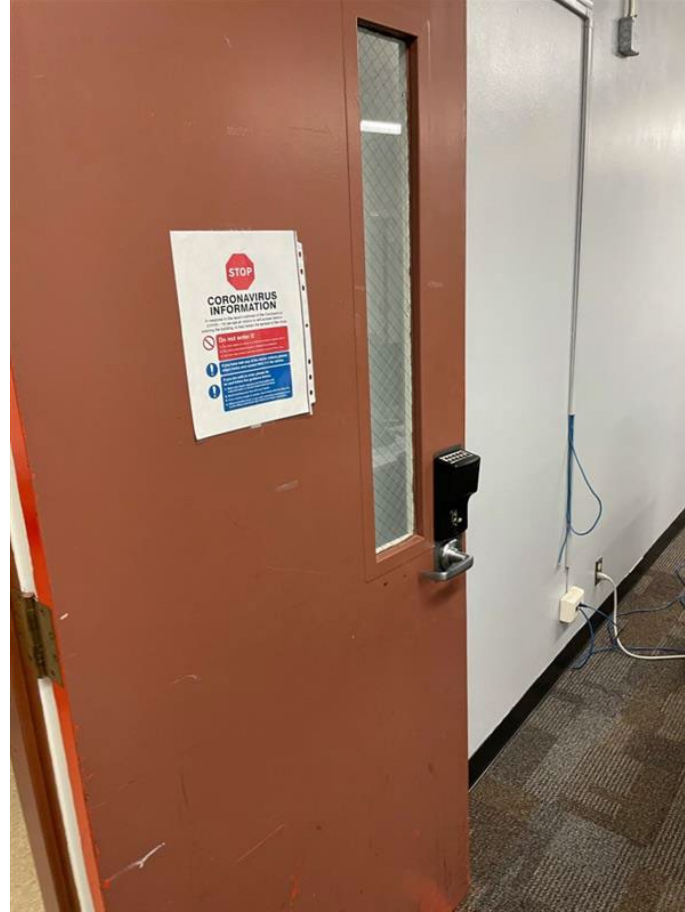
DEFICIENCIES (QUALITY)



DEFICIENCIES (QUALITY)



DEFICIENCIES (QUALITY)



DEFICIENCIES (FUNCTIONALITY)



Providers, Nurses
and Med Det
Admin Offices



DEFICIENCIES (FUNCTIONALITY)

Hearing Test Room



DEFICIENCIES (FUNCTIONALITY)



Immunization
Area, Waiting
Area, Annual
Physical Exam
Area

DEFICIENCIES (FUNCTIONALITY)



Annual Physical Exam Area

DEFICIENCIES (FUNCTIONALITY)



Dental Area



DEFICIENCIES (FUNCTIONALITY)



Medical Records

245 - Military Department
Capital Project Request

2023-25 Biennium

*

Version: C8 2024 Supplemental

Report Number: CBS002

Date Run: 9/7/2023 1:23PM

Project Number: 40000194

Project Title: Moses Lake Readiness Center Renovation

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 2

Project Summary

This request is to provide supplemental funding for the Moses Lake Readiness Center (RC) renovation project. This project requires additional structural, mechanical, electrical and plumbing renovations, as well as hazardous material removal/abatement to meet current building codes. The Moses Lake RC is a 30-year-old facility utilized by the Washington Army National Guard 81st Brigade and the Multi-Agency Communications Center serving Grant County Emergency Services.

Project Description

The Moses Lake RC has gone more than 30 years with no significant renovations. This project entails repairs to the ceiling, walls and floor from prior water damage; renovation of the kitchen, which is currently inoperable as it does not meet current health and safety codes; installation of showers and restrooms; replacement of four original water heaters; and installation of a full sprinkler system. The department anticipates the need for asbestos, lead and polychlorinated biphenyls (PCB) removal due to a low to moderate possibility of existence in the flooring of the former Indoor Firing Range, as well as additional plumbing and HVAC improvements to bring the facility up to current building codes. However, until walls and ceiling panels are removed to reveal hidden structures, the full extent of repairs needed is unknown and only estimated based on prior minimal repair history, preliminary environmental surveys, experience with other recent facility projects, and the age of the facility. Recent projects at Snohomish, Anacortes and Seattle have demonstrated the need for additional structural, mechanical, electrical and plumbing renovations to meet current building codes on aging facilities.

Over the past four years, construction projects have become increasingly more expensive and taken longer to complete due to equipment and material delays and inflated pricing across goods and services. Discussions with all units and tenants of the facility over the last year have allowed us to refine the scope of the project, but it has not changed significantly from the original request. An adjusted scope to reduce cost is not possible on this project as it would leave critical components of the facility inoperable or non-existent such as the kitchen, showers and restrooms. Delaying the project will only increase the costs further and it is unknown if the department would be able to resecure the federal funding in the future.

The primary beneficiaries of the project will be the Washington Army National Guard (WAARNG) 2nd Battalion, 146th (2-146th) Field Artillery Regiment, which falls under the 81st Stryker Brigade Combat Team. At least two detachments are stationed at this location, with a drilling population of 77 and three full-time personnel. The Multi-Agency Communications Center (MACC 911) serving Grant County Emergency Services also maintains a long-term lease for a portion of the facility. Secondary beneficiaries include multiple community organizations that utilize the facility through short-term leases for various events and recreation programs.

The preservation portion of this project is eligible for 50 percent federal reimbursement as a restoration and sustainment initiative, and the modernization portion is eligible for 75 percent federal reimbursement. Overall, the cost-sharing scheme will maximize the federal funding available for the project. The total project funding requirement for design and construction is \$7,578,000, with a federal share of \$4,057,600 and a state match of \$3,520,400. The 2023-25 capital budget appropriated \$2,462,000 in state funding and \$3,080,000 in federal spending authority for the original project scope. Federal funding has been provided for the design phase in federal fiscal year (FFY) 2023 and construction in FFY 2024. The design process started in July 2023 with the intent to award the design contract by September 30, 2023. Construction is scheduled for the following year.

245 - Military Department
Capital Project Request

2023-25 Biennium

*

Version: C8 2024 Supplemental

Report Number: CBS002

Date Run: 9/7/2023 1:23PM

Project Number: 40000194

Project Title: Moses Lake Readiness Center Renovation

Description

The department requests an additional \$1,059,000 in state funding and an additional \$978,000 in federal spending authority in the 2024 supplemental capital budget to complete the project. Without the additional funds and spending authority, the project will have to be canceled and the department would lose federal funding for overdue renovations to the facility.

Location

City: Moses Lake

County: Grant

Legislative District: 013

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts as this project is within the current facility footprint and for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
001-2	General Fund-Federal	978,000				978,000
057-1	State Bldg Constr-State	1,059,000				1,059,000
	Total	2,037,000	0	0	0	2,037,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

While there are multiple energy efficiency upgrades as part of the project, some areas are currently inoperable, such as the kitchen. It is anticipated that any cost savings would be offset by the increased usage of the kitchen and new showers and restrooms. There are no changes to maintenance personnel or requirements.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	245	245
Version	C8-A	C8-A
Project Classification	*	All Project Classifications
Capital Project Number	40000194	40000194
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated May 2023

Agency	Washington Military Department
Project Name	Moses Lake RC Renovation
OFM Project Number	40000194

Contact Information	
Name	Adam M. Iwaszuk
Phone Number	253-512-8702
Email	adam.m.iwaszuk.civ@army.mil

Statistics			
Gross Square Feet	13,065	MACC per Gross Square Foot	\$416
Usable Square Feet	11,043	Escalated MACC per Gross Square Foot	\$439
Alt Gross Unit of Measure			
Space Efficiency	84.5%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	11.65%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	
Inflation Rate	3.33%	Higher Ed Institution	
Sales Tax Rate %	8.20%	Location Used for Tax Rate	Moses Lake
Contingency Rate	5%		
Base Month (Estimate Date)	May-23	OFM UFI# (from FPMT, if available)	A04578
Project Administered By	DES		

Schedule			
Pre-design Start		Pre-design End	
Design Start	July-23	Design End	June-24
Construction Start	July-24	Construction End	June-25
Construction Duration	11 Months		

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Project Cost Summary			
Total Project	\$7,205,976	Total Project Escalated	\$7,577,755
		Rounded Escalated Total	\$7,578,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$7,578,000
Next Biennium			\$0
Out Years			\$0

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Pre-design Services	\$0		
Design Phase Services	\$523,990		
Extra Services	\$95,000		
Other Services	\$206,213		
Design Services Contingency	\$41,260		
Consultant Services Subtotal	\$866,464	Consultant Services Subtotal Escalated	\$892,902

Construction			
Maximum Allowable Construction Cost (MACC)	\$5,438,000	Maximum Allowable Construction Cost (MACC) Escalated	\$5,736,003
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$271,900		\$286,801
Non-Taxable Items	\$0		\$0
Sales Tax	\$468,212	Sales Tax Escalated	\$493,870
Construction Subtotal	\$6,178,112	Construction Subtotal Escalated	\$6,516,674

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$37,700	Artwork Subtotal Escalated	\$37,700

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$123,700		
Project Administration Subtotal	\$123,700	Project Administration Subtotal Escalated	\$130,479

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	\$7,205,976	Total Project Escalated	\$7,577,755
		Rounded Escalated Total	\$7,578,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		
			2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$892,902		\$892,902		\$0
Construction					
Construction Subtotal	\$6,516,674		\$6,516,674		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$37,700		\$37,700		\$0
Agency Project Administration					
Project Administration Subtotal	\$130,479		\$130,479		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0
Project Cost Estimate					
Total Project	\$7,577,755	\$0	\$7,577,755	\$0	\$0
	\$7,578,000	\$0	\$7,578,000	\$0	\$0
	Percentage requested as a new appropriation		100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)
 The requested new appropriation will cover scope adjustment and increase in cost of labor, materials & equipment in WA due to inflated prices, supply chain delays and related factors.

What has been completed or is underway with a previous appropriation?
 The design process started in July with the intent to award the design contract by September 30, 2023.

What is planned with a future appropriation?
 n/a

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0055	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$458,990				69% of A/E Basic Services
Other	\$65,000				
Insert Row Here					
Sub TOTAL	\$523,990		1.0208	\$534,890	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)					
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review	\$95,000				
Environmental Mitigation (EIS)					
Landscape Consultant					
Other					
Insert Row Here					
Sub TOTAL	\$95,000		1.0208	\$96,976	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$206,213				31% of A/E Basic Services
HVAC Balancing					
Staffing					
Other					
Insert Row Here					
Sub TOTAL	\$206,213		1.0548	\$217,514	Escalated to Mid-Const.
5) Design Services Contingency					
Design Services Contingency	\$41,260				
Other					
Insert Row Here					
Sub TOTAL	\$41,260		1.0548	\$43,522	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$866,464

\$892,902

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0391	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0391	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing	\$100,000			
C10 - Interior Construction	\$1,478,000			
C20 - Stairs				
C30 - Interior Finishes	\$1,200,000			
D10 - Conveying				
D20 - Plumbing Systems	\$100,000			
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems	\$260,000			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$2,300,000			
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$5,438,000	1.0548	\$5,736,003	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$5,438,000		\$5,736,003	
	\$416		\$439 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$271,900		
Other			
Insert Row Here			
Sub TOTAL	\$271,900	1.0548	\$286,801

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0548	\$0

9) Sales Tax

Sub TOTAL	\$468,212		\$493,870
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CONSTRUCTION CONTRACTS TOTAL	\$6,178,112		\$6,516,674
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0548	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0548	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$37,700				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$0				
Other					
Insert Row Here					
ARTWORK TOTAL	\$37,700		NA	\$37,700	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
DES PM Fees	\$78,700				per DES Fee Calc.
MIL PM	\$45,000				
<i>Subtotal of Other</i>	<i>\$123,700</i>				
PROJECT MANAGEMENT TOTAL	\$123,700		1.0548	\$130,479	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0391	\$0	

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C-100(2023)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>



NATIONAL GUARD BUREAU

111 SOUTH GEORGE MASON DRIVE
ARLINGTON VA 22204-1373

ARNG-IEZ

9 August 2022

MEMORANDUM FOR Construction and Facilities Management Officer (NGWA-CFMO/COL Adam M. Iwaszuk), Washington Army National Guard (WAARNG), 32 Militia Drive, Camp Murray, Tacoma, Washington 98430-5000

SUBJECT: Authorization of Moses Lake Readiness Center Improvements, Project Number (PN) 53190026

1. References:

a. Approval and Congressional Notification, Title 10 United States Code Section 2805(b), and use of Operation and Maintenance Funds, Section 2805(c).

b. ARNG G-9 (ARNG-IES) memorandum (Delegation of Authority for Maintenance, Repair and Unspecified Minor Military Construction Projects using funds available for Operations and Maintenance), 21 May 2018.

c. Joint Force Headquarters - Washington Army National Guard (NGWA-FMO) memorandum (Request Approval to Modernize Moses Lake RC, Project Number (PN) 53190026, Moses Lake, WA 98837), 22 July 2022.

2. Project Description: The project modernizes a Readiness Center to include upgraded latrines, a fitness room, upgraded storage areas, installation of bollard barriers at the main entrance, upgrades to the building entrance, a new metal roof, new floors, new finishes, and kitchen upgrades. These improvements facilitate unit training and increased readiness. The Area Cost Factor for this project is 1.11 and the work classifications are construction and repair.

3. This memorandum authorizes the referenced project with a scope of 30,395 square feet and a federal share programmed amount of \$1,896,027 (modernization) and \$1,980,120 (sustainment), pending funds availability.

4. Exceeding the authorized project scope or cost may result in an Anti-Deficiency Act violation. The statutory limit for unspecified minor military construction funded with the Operations and Maintenance appropriation is \$2,000,000. In addition, a project must result in a complete and useable facility or facility improvement without exceeding the limits noted above. Lastly, you must discontinue work and consult the ARNG G-9 before exceeding the statutory limit and the project cannot be completed at the scope and cost authorized either in planning or execution.

ARNG-IEZ

SUBJECT: Authorization of Moses Lake Readiness Center Improvements, Project
Number (PN) 53190026

5. The point of contact is MAJ Jay Rodriguez at 703-607-5771 or
jerry.a.rodriguez4.mil@army.mil.

HALLET BRAZELTON JR
DEPUTY
G-9, Army National Guard

NGB Form 420-R

Status: Accepted

OMNG PROJECT REQUEST
Prescribing Directive is NGB-420-10. Proponet NGB-ARI

Date May 3, 2023, 4:59 PM

1. Project Name: Moses Lake RC - Tenant Improvements	2. Project #: 53190026
3. Location: Moses Lake, Washington	4. Site: 53A77
5. Site Name: MOSES LAKE	

6. Criteria: Exception to Criteria *(Justification in block 10)*

7. Project Activity/ Project Program

<input type="checkbox"/> Maintenance/Sustainment	<input checked="" type="checkbox"/> Repair/Sustainment	<input checked="" type="checkbox"/> Repair/Restoration	<input checked="" type="checkbox"/> Construction/Modernization	<input type="checkbox"/> Demolition
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8. To Be Accomplished Contract Training Project Time/Material Govt Furnished Material

9. Project Description *(Include single line drawing; Use reverse if necessary)*

The Moses Lake RC tenant improvements project is the provision of labor and materials for the design and construction. With the recent condition and mission capability of this building, this project will have a combination of sustainment, restoration, and modernization works. The footprint scope will be the alteration of an estimated 3,830 SF, while sustainment works will be for the entire 30,395 SF footprint of the building. Sustainment works (to include 100% state 4,484 SF ASC: NO) will be, but not limited to the interior and exterior wall repainting; metal roof recoating/ reinforcement; and replacements of the following: cove base/ damaged floor tiles/ carpet/ damaged ceiling tiles/ lighting, failing water booster pump, and failed kitchen installed building equipment. Alteration works will be, but not limited to the restroom remodel to include creating private showers, building alteration for a fitness room, lactation area, (see extended description)

10. Project Justification *(Use reverse side if necessary)*

The unit stationed in the Moses Lake Readiness Center are two (2) detachments from the 2nd Battalion, 146th Field Artillery Regiment (under Alpha Co and HHC), an RRB ADOS, and the Grant County 911 Office. To date, there are 99 drilling populations and fifteen (15) full time personnel (1 ADOS, 4 AGR, and 10 county personnel) in this 29-year-old building. Built in 1994, this building has noticeable deterioration of the (walls, ceiling, floors, and installed building equipment's); health and safety risks; and force protection deficiencies. Even though, the building is in the middle of its useful life, the preservation, alteration and upgrade that will be done will ensure support to the training and operational needs of the Unit, the full-time personnel, drilling Soldiers, and all other facility users of this facility.

Moses Lake RC is a 29-year-old Readiness Center that has not seen any significant sustainment work throughout its life cycle. (see extended justification)

11. Financial Data

FY	MDEP	AMSCO	Description	Federal Cost	State Cost	Other Cost
2023	QRPA	132G78J0	SUSTAINMENT TYPE A	\$33,330.00	\$44,730.00	\$0.00
2023	QRPA	132G78J1	SUSTAINMENT TYPE B	\$66,600.00	\$89,400.00	\$0.00
2024	QRPA	132G78J2	SUSTAINMENT SIOH	\$33,330.00	\$44,730.00	\$0.00
2024	QRPA		SUSTAINMENT CONTINGENCY	\$111,100.00	\$149,100.00	\$0.00
2024	QRPA	132G78B1	Training & Operation Facilities - Buildings & Structures with UM=SF	\$1,111,000.00	\$1,111,000.00	\$0.00
2024	ERVT	132G76B5	Modernization	\$1,137,300.00	\$379,100.00	\$0.00
2023	ERER	132G76N1	MODERNIZATION TYPE B	\$68,200.00	\$22,700.00	\$0.00
2024	ERVT	132G76N2	MODERNIZATION SUPERVISION, INSPECTION AND ADMINISTRATION (SIA)	\$34,119.00	\$11,373.00	\$0.00
2024	ERVT		MODERNIZATION CONTINGENCY	\$113,730.00	\$37,910.00	\$0.00
2023	ERER	132G76N1	MODERNIZATION TYPE A	\$34,119.00	\$11,373.00	\$0.00
2024	QRPA	132G78B1	BUILDINGS & STRUCTURES WITH UM=SF	\$0.00	\$380,000.00	\$0.00
2023	ERER	132G76N1	MODERNIZATION TYPE B (NON-STATUTORY)	\$68,200.00	\$22,700.00	\$0.00
2023	QRPA	132G78J1	SUSTAINMENT TYPE B (NON-STATUTORY)	\$66,600.00	\$89,400.00	\$0.00
2024	ERVT	132G76B1	Restoration	\$607,850.00	\$607,850.00	\$0.00
2024	ERVT	132G76N1	RESTORATION TYPE A	\$18,235.50	\$18,235.50	\$0.00
2024	ERVT	132G76N1	RESTORATION TYPE B	\$36,400.00	\$36,400.00	\$0.00
2024	ERVT	132G76N2	RESTORATION SUPERVISION, INSPECTION AND ADMINISTRATION (SIA)	\$18,235.50	\$18,235.50	\$0.00
2024	ERVT		RESTORATION CONTINGENCY	\$60,785.00	\$60,785.00	\$0.00
2024	ERVT	132G76N1	RESTORATION TYPE B (NON-STATUTORY)	\$36,400.00	\$36,400.00	\$0.00
Total:				\$3,655,534.00	\$3,171,422.00	\$0.00

12. All environmental impacts will be assessed in accordance with 32 CFR Part 651, Environmental Analysis of Army Actions. I certify all environmental documentation requirements will be met.

Name, Grade: THOMAS BLUME EPS (only) Signature: _____
Title

13. State Supplemental Certifier: *(Optional)*

Name, Grade: ERIC J. SHRINER State Supplemental Certifier Signature: _____
Title

Status: Accepted

OMNG PROJECT REQUEST
Prescribing Directive is NGB-420-10. Proponet NGB-ARI

Date May 3, 2023, 4:59 PM

14. CERTIFICATION: I certify that all entries are accurate and complete and that all Federal, State, and local statutory requirements have or will be satisfied.

Name, Grade	ADAM M. IWASZUK	<u>CFMO (Only)</u> Title	Signature: _____
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15. USPFO Approval:

Name, Grade	MATTHEW W. COOPER	<u>USPFO (Only)</u> Title	Signature: _____
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16. Real Property Data:

Facility	Name	CAT Code	Agreement Support Code	Historic Status
00001	ML1-NG READINESS CTR - MC	17180	NO	
00001	ML1-NG READINESS CTR - MC	17180	S15	

9. Project Description (Continued):

cages/ storage modification and upgrading; bollard installation at the main entry to improve AT/FP; main lobby and door (main entry, unit storage area and training bay) upgrades, additional ventilation in storage, and bay, touchless plumbing fixtures in the toilets, water station in the assembly hall, and maintenance fall protection throughout the building. The IT telecommunication system in this building will also be updated to include the Telecom room.

Energy efficiency/restoration scope to include: 1) Replacement of four (4) approximately 30 year old tanked hot water heaters throughout the facility. Additionally, removal of a small under-sink hot water heater and adjusting all necessary plumbing and electrical to connect to building hot water system., 2) Replacement like for like of all interior and exterior, fluorescent, incandescent, and high intensity discharge (HID) bulbs, ballasts, and/or fixtures for energy-efficient LED fixtures and bulbs., 3) Installation of occupancy sensors to control lighting and HVAC throughout entire 26,147 SF Readiness center. To include all associated infrastructure and fixtures

Environmental Input/ Considerations: Asbestos Containing Material (ACM) / Lead Based Paint (LBP) /Environmental Baseline Survey (EBS) survey update is requested as existing survey needs update. ACM known to exist in flooring.

All other miscellaneous works such as civil, electrical, plumbing, and environmental work and certifications are included in the scope to ensure a complete and usable facility. All projects should comply with all Federal, State, and local regulations.

10. Project Justification (Continued):

Per HQIIS, Plant Replacement Value (PRV): \$15,630,902 while PRV per 2023 Cost Calculation Worksheet shows \$20,237,499.38. The current repair to replacement ratio stands at 9.74%.

Currently, several interior finishes, fixtures, and systems are outdated and sub-standard. These deficiencies include, but are not limited to: cracked, chipped, failed, and failing paint, flooring, baseboards/cove base, trim, lighting, restrooms and showers (toilets, sinks, lack of individual shower stalls) and AT/FP concerns including line-of-site and forceful entry concerns. The ISR Rating of this building is F3 (63.92%) and Q2 (78.7%)

ISR comments:

- **ROOF:** Evidence of leaks on ceilings. No insulation in roof. The Moses Lake Readiness Center was constructed in the early 90's with two types of roof material, metal roof and single ply roofing. The metal roof is in fair condition with damages as the result of snow removal, recoating of the metal roof may be necessary. The flat roof portion with single ply roofing is at the end of its useful life, reinforce membrane exposed to the sun light, joints are splitting, single ply roofing will need to be replaced with metal caps at parapet walls.
- **DOORS:** Hinge pins can be easily removed from exterior
- **SHOWERS:** Hot water very slow to heat up
- **SECURITY:** Could use more cipher locks on doors
- **FIRE SUPPRESSION.** Suppression in kitchen, not the rest of the building
- **KITCHEN:** The Kitchen needs to be certified. It is currently non-operational.
- **STORAGE:** Heater in storage area does not work, could use construction of cages in storage area. Unit does not have enough storage for equipment. Arms room is full and does not have any room left. Any larger weapons will not be able to be stored at location. Loading dock area is caged for storage. Poor heating and ventilation.
- **PHYSICAL FITNESS/LACTATION ROOM.** None dedicated. Temporary Lactation not installed. Women use section of latrine where cleaning equip is stored most of the time. Training equipment in locker area and limits uses. Poor lighting and few windows. Ventilation is bad during summer months.
- **FURNITURE:** Lots of outdated and worn furniture. Soldiers do not have enough seats for training. A/V equipment cannot be seen by all people in training room. picnic style tables are used for seating and is very uncomfortable.
- **DRILL FLOOR:** Very dark. Not good natural light. At current troop strength the area cannot support everyone at one time.
- **ENTRY:** No concrete bollards or post or planters to deter any large vehicle threats to the entry. Driveway leads directly to front entry. Organizational Parking has fencing that is adjacent to large recreation area. Could be climbed.

The \$198,000 or 6.0% Type B Non Statutory represents initial site visits, facility assessment survey, reproduction of design documents, comprehensive interior design services, preparation of future design memoranda, construction phase services, as built drawing verification, services of consultants not specifically applied to the preparation of designs, plans, cost estimates, drawings, etc, management and contract administration of AE services contracts in connection with services excluded from the six percent limit, and document reproduction, travel and per diem costs (IAW NGR 415-5 dated 6 Mar 2015, Ch 5-4, b)

This project will support the stationed units' readiness in meeting its mission to destroy, neutralize, or suppress the enemy by cannon fire. If this project is not supported, the facility will continue to age, with systems failing more often, causing sustainment efforts and costs to increase at an accelerated rate. As certain systems, like the already worn roof, begin to fail, costs will increase drastically as damage will be incurred on adjacent systems, surfaces, and fixtures.

The Life Cycle Cost Analysis for the energy efficiency component of this project shows a Savings to Investment Ratio (SIR) of 6.35. The LCCA calculation is attached in the Notes and Documents section and is also submitted as part of this 420R LCCA section.





