

# Fiscal Year 2023-24 Capital Construction Request

**Military and Veterans Affairs**  
*Pueblo Field Maintenance Shop and Readiness Center*

## PROGRAM PLAN STATUS

2024-003

Approved Program Plan

No

Date Approved:

## PRIORITY NUMBERS

Prioritized By	Priority	
DMVA	1 of 1	
OSPB	16 of 21	Recommended for funding.

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Costs
CCF	\$0	\$0	\$0	\$8,800,000	\$8,800,000
CF	\$0	\$1,800,000	\$0	\$0	\$1,800,000
FF	\$0	\$0	\$0	\$46,750,000	\$46,750,000
<b>Total</b>	<b>\$0</b>	<b>\$1,800,000</b>	<b>\$0</b>	<b>\$55,550,000</b>	<b>\$57,350,000</b>

## ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Cost
Land Acquisition	\$0	\$1,800,000	\$0	\$0	\$1,800,000
Professional Services	\$0	\$0	\$0	\$1,098,000	\$1,098,000
Construction	\$0	\$0	\$0	\$7,260,287	\$7,260,287
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$74,000	\$74,000
Contingency	\$0	\$0	\$0	\$367,713	\$367,713
<b>Total</b>	<b>\$0</b>	<b>\$1,800,000</b>	<b>\$0</b>	<b>\$8,800,000</b>	<b>\$10,600,000</b>

## PROJECT STATUS

This is a new, never-before-requested project. This year's request is for the first of three phases.

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## Military and Veterans Affairs *Pueblo Field Maintenance Shop and Readiness Center*

### PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Military and Veterans Affairs (DMVA) is requesting cash funds spending authority to purchase a 35-acre parcel of land in Pueblo and state funds and federal funds spending authority in future years to develop it into the new Colorado Army National Guard Readiness Center and Field Maintenance Shop. The project will allow the department to combine the readiness center and the maintenance shop, which will cut down on travel time and increase overall readiness, and build a new facility that is up to Army National Guard standards.

The project includes three phases. This year's request for Phase I will fund the acquisition of a 35-acre parcel of land in Pueblo West, which has direct access to Highway 50, from the Pueblo West Metropolitan District. The parcel site meets the criteria required by the Army National Guard Military Construction Program Development and Execution Regulation. The funding for this phase will come from cash funds originating from the sale of another DMVA property. DMVA executed a Memorandum of Understanding with the Pueblo West Metropolitan District in July 2022 affirming the district's support of the land acquisition and the construction of a readiness center at the site.

Phases II and III will construct a new readiness center and a new maintenance shop on the Pueblo West parcel. The new readiness center will be 39,160 GSF and will support 125 soldiers from the Colorado Army National Guard (COARNG) Forward Support Company. The new maintenance shop will be 20,396 GSF and will be responsible for maintaining 138 military vehicles across two units. The readiness center costs will be funded through a 75-25 percent split of federal and state capital construction funds. The maintenance shop will be fully federally funded.

Cost assumption. The parcel's land value was determined based on current pricing of other commercial sites in the Pueblo West area. DMVA received a land appraisal in July 2022, which was in line with the original estimates. The project complies with the requirements of the Art in Public Places program and the High Performance Certification program.

### PROJECT JUSTIFICATION

The existing Pueblo Readiness Center and separate Rocky Ford Maintenance Shop are constrained by size and building quality and cannot adequately meet the needs of COARNG. In the 1950s, COARNG had over 40 facilities across the state, whereas today they only have 24 despite their mission needs remaining the same and having more soldiers. The consolidation of sites means that each facility needs to accommodate greater capacity. The current Pueblo Readiness Center was constructed in 1961 on a five-acre parcel, which is not sufficient to accommodate the military vehicles needed. The center's location on the State Fairgrounds gives no opportunity for expansion. The National Guard Bureau requires new readiness centers to be on a minimum of 15 acres of land in order to meet anti-terrorism and force protection setback requirements. The facility lacks functional space for administrative work, secure and unsecure storage, parking, dining facilities, and maintenance bays.

Pueblo Readiness Center vehicle maintenance is currently performed in a COARNG Maintenance Shop located 54 miles away in Rocky Ford. Most of the military vehicle inventory is parked in Rocky Ford, meaning it takes several hours of a soldier's time to retrieve vehicles and bring them back to the Pueblo Readiness Center, which has a negative impact on readiness speed. The Rocky Ford maintenance shop land is leased and there is no room for expansion. The Rocky Ford Maintenance Shop building is 73 years old and beyond its useful life.

### PROGRAM INFORMATION

COARNG is part of the United States Army, United States National Guard, and Colorado National Guard and provides ready soldiers and units to support both federal and state missions. Colorado is unique amongst National Guard states in that it has certain specialized programs, including Ballistic Missile Defense, Aviation, Space Support, Mountain Infantry, Military Police, Special Operations Forces, and Cyber. COARNG also performs over 60 percent of search and rescue operations in the United States. There are 24 COARNG facilities across the state.

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## PROJECT SCHEDULE

	Start Date	Completion Date
Design	November 2025	September 2027
Construction	Fall 2028	Fall 2030
Equipment	Fall 2030	
Occupancy	December 2030	

## SOURCE OF CASH FUNDS

The source of cash funds for the project is the Real Estate Proceeds Cash Fund. The DMVA has special statutory authority to conduct property transactions. The proceeds from the sale of one of DMVA's buildings in Bent County will be transferred to the Real Estate Proceeds Cash Fund to fund the cash-funded portion of the project.

## OPERATING BUDGET

The department states that the first phase of the project (land acquisition) has no projected impact on state operating costs.

## STAFF QUESTIONS AND ISSUES

Responses to questions have been incorporated into the write-up.