

Fiscal Year 2021-22 Capital Construction Request

Military and Veterans Affairs
Field Artillery Readiness Center

PROGRAM PLAN STATUS

2022-012

Approved Program Plan

No

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DMVA	1 of 1	
OSPB	3 of 53	Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Costs
CCF	\$0	\$614,750	\$0	\$6,052,250	\$6,667,000
FF	\$0	\$1,844,250	\$0	\$22,551,750	\$24,396,000
Total	\$0	\$2,459,000	\$0	\$28,604,000	\$31,063,000

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,459,000	\$0	\$897,000	\$3,356,000
Construction	\$0	\$0	\$0	\$24,543,000	\$24,543,000
Equipment	\$0	\$0	\$0	\$1,910,000	\$1,910,000
Miscellaneous	\$0	\$0	\$0	\$27,000	\$27,000
Contingency	\$0	\$0	\$0	\$1,227,000	\$1,227,000
Total	\$0	\$2,459,000	\$0	\$28,604,000	\$31,063,000

PROJECT STATUS

This is a new, never-before-requested project.

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PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Military and Veterans Affairs (DMVA) is requesting a combination of state funds and federal funds spending authority for the first phase of a three-phase project to construct a 75,332-GSF readiness center (armory) in Jefferson County. The facility will accommodate the 236-soldier 157th Field Artillery Unit and a headquarters battery. This year's request for Phase I will design the project, the Phase II request for FY 2023-24 will construct the facility, and the Phase III request for FY 2025-26 will furnish the facility.

Under a separate request, the department will acquire a 25-acre parcel of land for the new facility using proceeds from the sale of a DMVA property. The new readiness center will be designed to meet defense industry standards, and will include administrative areas, training areas, kitchen and break facilities, maintenance bays, classrooms, and storage, along with infrastructure such as roads, walks, and parking for both personnel and military vehicles. The facility will also meet Department of Defense antiterrorism security requirements. The scope of the project includes the following support buildings:

- a 330-GSF controlled waste facility;
- a 220-GSF flammable materials facility; and
- a 3,600-GSF vehicle storage building.

Cost assumption. The cost assumption was determined using federal cost estimating software, priced to mid-2025 for inflation purposes. The project's cost per GSF, including support buildings but excluding land acquisition costs, is \$391. The project meets the Art in Public Places and High Performance Certification program requirements.

PROJECT JUSTIFICATION

The department explains that the field artillery units to be housed in the new facility currently operate out of the Longmont and Chestnut (Colorado Springs) readiness centers, which are two of the oldest facilities in DMVA's property inventory at 60 years old and are past their useful lives. The Longmont Readiness Center has a number of life, health, and safety issues. Both current facilities combined meet only 42 percent of the field artillery units' total space requirements, lacking sufficient office space, storage, and parking. Kitchen facilities and maintenance bays at these locations are also insufficient, and the readiness centers cannot be expanded since they are land-locked. DMVA says the lack of storage and parking impacts the units' ability to maintain equipment, which in turn jeopardizes safety and the ability to meet mission requirements. The current facilities are not compliant with anti-terrorism force protection requirements, further impacting soldier safety. According to the department, the overall condition of the current facilities degrades the soldiers' quality of life, thus reducing unit retention.

PROGRAM INFORMATION

The department assists and protects the citizens of Colorado in the event of natural and man-made emergencies and disasters, and assists the state's veterans in obtaining earned benefits. According to the department, nearly all equipment, all maintenance, and all personnel costs are provided by the federal government for the National Guard's primary mission of augmenting the active duty military. If the Governor directs the National Guard to perform a state mission, the state must rent the equipment and pay the soldiers and airmen.

The department says one of its major functions is to maintain and operate state-owned facilities for National Guard use and training. Unit training occurs one weekend each month, and an extended annual training lasts about two weeks.

The field artillery units that will occupy the new readiness center are known as the King of the Battle, and are the oldest units in the Colorado Army National Guard. Their mission is to defeat or disrupt the enemy with integrated firing to enable maneuver commanders to dominate in unified land operations. Of the 236 soldiers that will use the new readiness center, 19 will occupy it on a full-time basis.

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PROJECT SCHEDULE

	Start Date	Completion Date
Design	October 2021	November 2022
Construction	Fall 2023	Fall 2025
Equipment	Summer 2026	Fall 2026
Occupancy		Fall 2026

SOURCE OF CASH FUNDS

This project is not funded from cash sources. Federal funds account for 75.0 percent of Phase I funding, and 78.5 percent of funding for the overall project.

OPERATING BUDGET

The department expects annual utility costs for the new facility to be in the \$85,000-\$95,000 range. The state's share for utility costs is 50 percent. DMVA technicians and National Guard personnel are tasked with readiness center maintenance and cleaning, respectively, with occasional contracting required.

STAFF QUESTIONS AND ISSUES

1. What will be done with the Longmont and Colorado Springs facilities to be vacated under this project?
2. Why is the three-phase project skipping years?
3. Why has no program plan been approved for the project?

Responses will be added when received from the department