

**Military Department FY2024-2025 Capital Construction Request  
with 10-Year Capital Need Projections**

Priority	Project Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Grand Total	Grand Total Est Federal Share
1	Masonry Structural Repairs at Morrisville Armory	50,000										50,000	150,000
2	Roof Replacement at 4 Armories	410,000	310,000	300,000								1,020,000	1,020,000
3	ADA Bathrooms at 2 Armories	230,000	230,000									460,000	460,000
4	Energy Security at 5 Armories		110,500	165,750	55,250							331,500	994,500
5	Lactation Rooms at 3 Armories	37,500	12,500									50,000	50,000
6	Exterior Window and Door Replacement 4 Armories	5,000	26,000	50,000	26,000							107,000	107,000
7	Insulation and Glazing Improvements at 6 Armories	111,000										111,000	111,000
7	Insulation and Envelope Improvements at Berlin Amory			75,000								75,000	75,000
8	Energy Efficiency Lighting Projects at 2 Facilities	30,000	15,000									45,000	45,000
9	Electrical Systems Upgrades at 4 Armories			150,000	50,000							200,000	200,000
10	Kitchen Exhaust Hoods at Williston Armory	20,000										20,000	20,000
11	Camp Johnson Bldg 5 Radiant Heat, Boiler Repl, and BAS		75,000									75,000	75,000
12	High Efficiency Heat Pump & Systems Upgrades at 5 Amories	152,500	65,000	65,000	65,000							347,500	1,042,500
13	Winooski Armory Demolition	200,000										200,000	600,000
14	Preservation of Historic Buildings at Camp Johnson (SHPO Requirement)		200,000				25,000	25,000	25,000			275,000	275,000
15	Floors and Interior Finishes Improvements at 3 Armories	35,000		30,000								65,000	65,000
16	Sound Attenuation Improvements at 6 Armories		20,000	15,000	55,000	15,000						105,000	105,000
17	Kitchen Cabinet Renovation at Williston Armory			50,000								50,000	50,000
18	Mezzanine at Vergennes Armory					50,000						50,000	150,000
19	Masonry Pointing at 12 Facilities				425,000	75,000	225,000	150,000	75,000	75,000		1,025,000	1,025,000
20	Camp Johnson Commissary/BX Replacement					40,000	800,000					840,000	0
21	Camp Johnson Bldg 5 Flooring System Replacement Design & Const				75,000							75,000	75,000
22	Septic System Upgrade at Westminster Armory				25,000							25,000	25,000
23	MILCON New Regional Readiness Center Land Acquisition and ENV Actions at 2 Locations			25,000		700,000	25,000		500,000			1,250,000	150,000
24	MILCON New Regional Readiness Center Design at 2 Locations					675,000				960,000		1,635,000	4,905,000
25	MILCON New Regional Readiness Center Construction at 2 Locations							7,250,000			9,708,750	16,958,750	50,876,250
<b>Grand Total</b>		<b>1,281,000</b>	<b>1,064,000</b>	<b>925,750</b>	<b>776,250</b>	<b>1,555,000</b>	<b>1,075,000</b>	<b>7,425,000</b>	<b>600,000</b>	<b>1,035,000</b>	<b>9,708,750</b>	<b>25,445,750</b>	<b>62,651,250</b>

FY24 includes: Williston Armory, Minor Construction Project  
St Albans Armory, Minor Construction Project  
Winooski Armory, Demolition

FY25 includes: Swanton Armory, Minor Construction Project  
Berlin Armory, Minor Construction Project  
Various Boiler Replacements



# CAPITAL CONSTRUCTION 10-YEAR PLANNING NARRATIVE

Fiscal Years 2024 – 2033

Please complete one form to accompany your capital budget request.



1. Agency: Administration Department: Military

Capital Funded Program: Capital Construction and Major Maintenance

2. **Mission:** *To provide state-of-the-art, Community based, installations and training sites that, by virtue of their geographical dispersion, can be leveraged by the Army and the State; and that facilitate Communications, Operations, Training, and Equipment Support to Sustain Readiness for the Deployment of required forces and other designated State and Federal missions that may occur.*

3. **Goals and priorities:**

*1) Maintain & Improve Military Facilities to meet National and State Building Codes, Safety and ADA Regulations, Energy Efficiency, and National Guard Requirements to match Military Unit Size and Operational needs to Train and maintain Readiness in preparation for any State or Federal missions that may occur.*

*2) Fiscal Priorities are primarily driven by Federal Requirements, hence Federal Funds in support of #1) above in 50%, 75%, and at times 100% Federal share.*

*3) Executive Priorities match #1) above as these are in support of Operational needs to maintain Readiness and Training in response to any State or Federal missions that may occur.*

4. **Internal and External Factors:** *The Key Capital Construction Initiatives and Challenges in the next 10 years are in general based on the size and complexity of the project, that in turn causes more significant Life Safety and Building Code deficiencies, Environmental issues complications, and available Funding to address these requirements. Initiatives –*

**Major Military Construction (MILCON)**, 75% to 100% of funding is through Federal Legislation –

1. New Armory/Readiness Ctr. in Bennington (\$16.8M, 100% Fed) is in VTARNG’s Federal Facilities Program Budget, Federal funding date is FY-2023 on DoD FYDP (Future Years Development Program).
2. New Armory/Readiness Ctr. in Northwest Region/St Albans, VT (\$31.0M) is #1 on VTARNG’s Long Range Federal Budget request, funding target date is 2032 and currently will require a **\$7.7M** State Match.
3. New Armory/Readiness Ctr. in Northeast Region/Lyndon-St Johnsbury, VT (\$42.7M) is #2 on VTARNG’s Long Range Federal Budget request, funding target date is 2036 and currently will require a **\$10.7M** State Match.

**Major Maintenance & Minor Construction** –

1. Major Roof Repairs and/or Replacements
2. Energy Upgrades ranging from Energy Efficient Lighting, Thermal Windows, Adding Insulation to Roof and Walls
3. ADA renovations to address Latrines functional configuration, elevation barriers, and other code deficiency issues
4. Minor Construction projects add new square feet of area to various types of Assets i.e., mezzanines, Building Addition, or New Parking, etc., and is shared 75% Federal / 25% State funds.

**Major Energy Projects** –

1. Major Solar Photo Voltaic Array adjacent to the Westminster Training Site generates 60% of VTARNG electricity needs and with GMP Tier 3 funding assistance is supporting the transition of many facilities to High Efficiency Heat Pumps from Fossil Fuels for Building Heat requirements.

*Rising cost of construction services and materials continue to pose a major challenge to the Military Department’s capital needs. In recent years, project bids have frequently exceeded internal and professional estimates by 50 to 100 percent, requiring a significantly increased commitment of state and federal funding. Additional “Buy American” requirements implemented by the Federal Government have further impacted construction and major maintenance projects. Challenges include not only increased costs, but also contractor’s abilities to source American made construction materials in compliance with Federal funding requirements.*

- 5. Assessment and projection of need:** *Capital needs and projections based upon current and projected statistics on capital inventories and State demographic and economic conditions associated with factors described in paragraph #4 above directly contingent on Federal requirements, program initiatives and funding. The Federal Military facility requirements impose a certain amount of growth to meet VT Army National Guard Operations and Training needs and we have identified that our current Demographic and geographic locations are optimally located for Ready Response to projected Mission demands.*
  
- 6. Assessing Budgetary Impact:** *Capital Construction funds create funding opportunities for programs and projects by seeding the 50%, 75%, and at times 100% Federal share in Maintaining and Constructing 1.45M Square Feet of State-Owned Brick and Mortar Real Property Bondable Assets at an approximate \$225,000,000.00 replacement value.*



10. Proposed Capital	Amount FY 2024	Amount FY 2025	Amount FY 2026	Amount FY 2027	Amount FY 2028	Amount FY 2029	Anticipated Funding Need for FY30-FY31
<b>Cost Allocation:</b>							
<b>Capital Funds</b>	<b>\$580,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>General Funds</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Other Sources Federal</b>	<b>\$755,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Funds</b>	<b>\$1,335,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**11. Operating Cost Allocations & Source of Funds**

(Information provided will be coordinated with the Department of Finance and Management):

	FY 2022	Source	FY 2023	Source	FY 2024	Source	FY 2025	Source	Beyond FY 2026	Source
<b>State Funds Personal Services</b>	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000
<b>Fed/State Combined Operating</b>	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000
<b>Anticipate Fee for Space Cost</b>	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
<b>New Positions Required</b>	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	

**12. Describe Other Sources and Amount of Available Funds for Operating:**

Facility Operating costs at State owned Armories are funded using a **50%/50% Federal / State split**. All Construction and Maintenance projects make every effort to reduce Energy and Facility Operations costs while maximizing benefit to VTARNG Readiness and Mission requirements.

**13. Effect on Program/Project if not funded: See Sheet Attached Below, Detail 4.**

**Submitted by:** Kenneth W. Gragg Jr. Deputy Adjutant General **Date:** 10-14-2022 **Email:** ken.gragg@vermont.gov **Phone No.:** 802-338-3124

**1. Project Description:** Rehabilitation of St Albans Armory/Readiness Center in St Albans, VT. The renovations will provide improvements to existing gender-neutral latrines and recruiting office. Concurrently, execute needed sustainment work at the armory, including replacement of the low and high roofs, interior wall and floor finishes, and exterior doors and windows that are at the end of their design life. The existing armory is drastically short of space for classrooms, training, training management, and storage. The site has limited area for construction under zoning and force protection rules, the armory will likely not be replaced for 10+ years. The proposed improvements to the existing 17,641 SF Armory will ease training and operations logistical difficulties faced by the unit. The existing Armory is a 100+-year-old building that requires a continued significantly larger cost and effort to sustain key components to maintain an energy efficient and quality facility in comparison to more modern facilities. The membrane flat roof section and gambrel slate roof section continue to be costly maintenance issues and prone to leaks; exterior brick mortaring is degraded and needs to be repointed to prevent further water penetration to the depth of threatening the structural integrity of the walls.

**2. Requested Project's Priority:** This project meets all three of the Priority Categories as described in bullet #3 below. **1:** Critical, **2:** Strategic Investment, **3:** Future Investment

**3. Describe how you arrived at your Priority Ranking:** The existing Armory has a 16,000+SF deficit is a **Priority #1 Critical Need** to meet training and operational readiness requirements. This project improves the VTARNG's ability in response to Local and State Emergency events. **Priority #2 Prior Capital Allocation or Commitments** Land has been acquired concept plans have been developed to keep the project scope within planned funding limitations. **Priority #3 Strategic Investment** by its geographic location in response to Local and State Deployments. **Priority #4 Future Investment** value is met by significantly improving the operational conditions, significantly reducing operating costs, and reset the clock on useful life of the new Armory.

**Recruiting,** Deteriorating and antiquated facilities undermine Recruiting & Retention efforts for enlistments to our modern Vermont Army National Guard organization.

**Inclusive Force Structure,** The advent of broad gender diversity in all ranks of the Vermont Army National Guard force structure have guided us to the current standards in requirements of private nursing mother's rooms, gender neutral diaper changing and latrine facilities

**Military Morale,** Working and training in a new facility that has state of the art classroom technologies and office finishes, modernized kitchen, and new gender-neutral latrine facilities will be a much more enjoyable and productive workplace in marked contrast to the 1910s era fixtures and finishes in the existing facility.

**Public Use,** The most common Public uses of Armories range from Polling Place, Youth Education and Activities, Dog Shows, Local Sales events, to Safe Harbor Sheltering in event of Emergencies. Having modernized Gender Neutral Accessible utilities and facility is required for reasonable Public accommodations. The New Armory Construction costs represent 25% in State share and Fed share to be 75%. When new construction is on State owned land it the State's burden to assure the property is suitable. This was achieved with the construction of a Military FMS (Field Maintenance Shop) in 2012.

**4. Effect on your operations if Project is not funded:** The current condition of the St Albans Armory/Readiness Center significantly undermines the State and Federal mission in support of VTARNG Training, Operations, & Deployments. Not funding this project will prevent the Military Department from providing adequate Training and Operations facilities for Army National Guard Troops to respond to State and/or National Activations. Not funding this project impedes progress made for Soldiers and Civilians use of the Facility in the purposes listed above in bullet #3.



**CAPITAL CONSTRUCTION  
10 YEAR PROJECT PROPOSAL**  
Fiscal Years 2024 - 2033  
(One form must be completed for each Capital Project)



**1. Program Title: Capital Construction and Major Maintenance**

**2. Program Mission that the Capital Investment Supports: Minor Construction & Capital Improvements**

Minor Construction projects below \$2M, Armory Construction and Major Maintenance on State Land is supported with a 75% to 50% Federal share. The number of Troops and associated equipment of the Military Unit Stationed at the proposed facility determines the scope and budget for the project. The CFMO then value engineers the scope to assure the highest possible score in the IRP (Installations Review Process) in the National competition for SRM (Sustainment Restoration & Modernization) annual funding. The target Project Cost is between \$500k and \$2.0M. See Sheet Attached Below.

**3. Project Title: Williston Armory/Readiness Center**

**4. Project Location: Williston, VT**

**5. Project Description:** Construction/Modernization and Renovation of existing Armory in Williston. The facility will include modernizations of new high efficiency Heat Pump-HVAC systems and providing additional gender-neutral latrines and recruiting office space. Concurrently, execute needed sustainment/renovation work including replacement of the low and high roofs, interior wall and floor finishes, and exterior doors and windows that are at the end of their design life. These improvements will lessen training and operations logistical difficulties faced by the unit. The existing is a 60-year-old building requires significant life-cycle replacements of key finishes and components to maintain a high-quality facility. Flat roofs are at the end of their design life and beginning to leak; exterior doors and windows seal poorly and interior finishes are degraded.

**PRIORITIZING CAPITAL PROJECTS:** Projects shall be prioritized on the following criteria: Priority 1: critical; Priority 2: Prior Capital Allocation or Commitments; Priority 3: Strategic Investments and Priority 4: future investments. (Definitions are provided in the attached capital budget priority criteria).

**6(a). Agency Ranking:**

**6(b). Department Ranking: 1**

**6(c). Project Priority: 2, 3 & 4**

**7. Project Priority:** The existing Armory has a 17,000+SF deficit is a **Priority #1 Critical Need** to meet training and operational readiness requirements. This project improves the VTARNG’s ability in response to Local and State Emergency events. **Priority #2 Prior Capital Allocation or Commitments** Design has been funded. **Priority #3 Strategic Investment** by its geographic location in response to Local and State Deployments. **Priority #4 Future Investment** value is met by significantly improving the operational conditions, significantly reducing operating costs, and reset the clock on useful life of the regular maintenance at the Armory.

**8(a). Total Project Cost - \$1,472,000.00**

**8(b). FY 2024 Capital Request - \$671,000.00**

**8(c). FY 2025 Capital Request - \$0.00**

**8(d). Cost to Complete after FY 2025 - \$00.00**

**9. Prior Allocations: \$ 0.00**

10. Proposed Capital	Amount FY 2024	Amount FY 2025	Amount FY 2026	Amount FY 2027	Amount FY 2028	Amount FY 2029	Anticipated Funding Need for FY30-FY33
<b>Cost Allocation:</b>							
<b>Capital Funds</b>	<b>\$671,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>General Funds</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Other Sources Federal</b>	<b>\$801,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Funds</b>	<b>\$1,472,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**11. Operating Cost Allocations & Source of Funds**

(Information provided will be coordinated with the Department of Finance and Management):

	FY 2024	Source	FY 2025	Source	FY 2026	Source	FY 2027	Source	Beyond FY 2028	Source
<b>State Funds Personal Services</b>	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000
<b>Fed/State Combined Operating</b>	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000
<b>Anticipate Fee for Space Cost</b>	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
<b>New Positions Required</b>	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	

**12. Describe Other Sources and Amount of Available Funds for Operating:**

Facility Operating costs at State owned Armories are funded using a **50%/50% Federal / State split**. All Construction and Maintenance projects make every effort to reduce Energy and Facility Operations costs while maximizing benefit to VTARNG Readiness and Mission requirements.

**13. Effect on Program/Project if not funded: See Sheet Attached Below, Detail 4.**

**Submitted by:** Kenneth W. Gragg Jr. Deputy Adjutant General **Date:** 10-14-2022 **Email:** ken.gragg@vermont.gov **Phone No.:** 802-338-3124



**1. Project Description:** Renovation and Rehabilitation work at the Williston Armory will include replacement of the low and high roofs, interior wall and floor finishes, and exterior doors and windows that are at the end of their design life. The existing armory is drastically short of space for classrooms, training, training management, and storage by over 17,000 SF. The Williston RC is short classroom, learning center, multipurpose training area, and office space. The site has limited area for construction under zoning and force protection rules, the armory will likely not be replaced for 20+ years. This addition will alleviate some training and operations logistical difficulties faced by the unit. This 60+-year-old building requires significant life-cycle replacement of key finishes and components to maintain a high-quality facility. Flat roofs are at the end of their design life and beginning to leak; exterior doors and windows seal poorly and interior finishes are degraded. Replacing these components is an essential part of keeping this facility functioning and useful over the next few decades.

**2. Requested Project's Priority:** This project meets all three of the Priority Categories as described in bullet #3 below. **1:** Critical, **2:** Strategic Investment, **3:** Future Investment

**3. Describe how you arrived at your Priority Ranking:** The existing Armory has a 17,000+SF deficit is a **Priority #1 Critical Need** to meet training and operational readiness requirements. This project improves the VTARNG's ability in response to Local and State Emergency events. **Priority #2 Prior Capital Allocation or Commitments** Land has been acquired concept plans have been developed to keep the project scope within planned funding limitations. **Priority #3 Strategic Investment** by its geographic location in response to Local and State Deployments. **Priority #4 Future Investment** value is met by significantly improving the operational conditions, significantly reducing operating costs, and reset the clock on useful life of the new Armory.

**Recruiting,** Deteriorating and antiquated facilities undermine Recruiting & Retention efforts for enlistments to our modern Vermont Army National Guard organization.

**Inclusive Force Structure,** The advent of broad gender diversity in all ranks of the Vermont Army National Guard force structure have guided us to the current standards in requirements of private nursing mother's rooms, gender neutral diaper changing and latrine facilities

**Military Morale,** Working and training in a new facility that has state of the art classroom technologies and office finishes, modernized kitchen, and new gender-neutral latrine facilities will be a much more enjoyable and productive workplace in marked contrast to the 1960s era fixtures and finishes in the existing facility.

**Public Use,** The most common Public uses of Armories range from Polling Place, Youth Education and Activities, Dog Shows, Local Sales events, to Safe Harbor Sheltering in event of Emergencies. Modernized Gender Neutral Accessible utilities and facility is required for reasonable Public accommodations. The Armory Construction costs represent 25% in State share and Fed share to be 75%. When Renovation is the primary reason for a project the Fed share is limited to 50%.

**4. Effect on your operations if Project is not funded:** The current condition of the Williston Armory significantly undermines the State and Federal mission in support of VTARNG Training, Operations, & Deployments. Not funding this project will prevent the Military Department from providing adequate Training and Operations facilities for Army National Guard Troops to respond to State or National Activations. Not funding this project impedes progress made for Soldiers and Civilians use of the Facility in the purposes listed above in bullet #3.



**CAPITAL CONSTRUCTION  
10 YEAR PROJECT PROPOSAL**  
Fiscal Years 2024 - 2033  
(One form must be completed for each Capital Project)



**1. Program Title: Capital Construction and Major Maintenance**

**2. Program Mission that the Capital Investment Supports: Minor Construction & Capital Improvements**

Minor Construction projects below \$2M, Armory Construction and Major Maintenance on State Land is supported with a 75% to 50% Federal share. The number of Troops and associated equipment of the Military Unit Stationed at the proposed facility determines the scope and budget for the project. The CFMO then value engineers the scope to assure the highest possible score in the IRP (Installations Review Process) in the National competition for SRM (Sustainment Restoration & Modernization) annual funding. The target Project Cost is between \$500k and \$2.0M. See Sheet Attached Below.

**3. Project Title: Berlin Armory/Readiness Center /Alteration**

**4. Project Location: Fisher Road, Berlin, VT 05602**

**5. Project Description:** Construction/Modernization and Renovation of existing Armory in Berlin, including offices, heated storage, a learning center, a multipurpose training area, renovations providing improvements to gender-neutral latrines and recruiting office. Complete needed sustainment work at the armory, interior wall and floor finishes, and exterior doors and windows that are at the end of their design life. These Modernizations and Renovation will alleviate many training and operations logistical difficulties faced by the unit. This 60+-year-old building requires significant life-cycle replacement of key finishes and components to maintain a high-quality facility. Exterior doors and windows seal poorly and interior finishes are degraded. Replacing these components is an essential part of keeping this facility functioning and useful over the next few decades.

**PRIORITIZING CAPITAL PROJECTS:** Projects shall be prioritized on the following criteria: Priority 1: critical; Priority 2: Prior Capital Allocation or Commitments; Priority 3: Strategic Investments and Priority 4: future investments. (Definitions are provided in the attached capital budget priority criteria).

<b>6(a). Agency Ranking:</b>	<b>6(b). Department Ranking: 1</b>	<b>6(c). Project Priority: 2, 3 &amp; 4</b>
<p><b>7. Project Priority:</b> The existing 31,787SF Armory is 50+ years old and has a 29,000+SF deficit is a <b>Priority #1 Critical Need</b> to meet training and operational readiness requirements. This project improves the VTARNG's ability in response to Local and State Emergency events. <b>Priority #2 Prior Capital Allocation or Commitments</b> A&amp;E Type A Design is complete to develop the project scope within the planned funding limitations. <b>Priority #3 Strategic Investment</b> by its geographic location in response to Local and State Deployments. <b>Priority #4 Future Investment</b> value is met by improving and preserving the operational conditions, reducing operating costs, and extend the useful life of the Armory.</p>		
<b>8(a). Total Project Cost - \$781,000.00</b>	<b>8(b). FY 2024 Capital Request - \$0.00</b>	<b>8(c). FY 2025 Capital Request - \$- \$335,250.00</b>
<b>8(d). Cost to Complete after FY 2025 - \$0.00</b>	<b>9. Prior Allocations: \$ 38,000.00 - Design</b>	

10. Proposed Capital	Amount FY 2024	Amount FY 2025	Amount FY 2026	Amount FY 2027	Amount FY 2028	Amount FY 2029	Anticipated Funding Need for FY30-FY33
<b>Cost Allocation:</b>							
Capital Funds	\$0.00	\$335,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Sources <i>Federal</i>	\$0.00	\$445,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Funds</b>	<b>\$0.00</b>	<b>\$781,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**11. Operating Cost Allocations & Source of Funds**

(Information provided will be coordinated with the Department of Finance and Management):

	FY 2024	Source	FY 2025	Source	FY 2026	Source	FY 2027	Source	Beyond FY 2028	Source
State Funds Personal Services	\$0.00	215004000	\$0.00	215004000	\$0.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000
Fed/State Combined Operating	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000
Anticipate Fee for Space Cost	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
New Positions Required	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	

**12. Describe Other Sources and Amount of Available Funds for Operating:**

Facility Operating costs at State owned Armories are funded using a **50%/50% Federal / State split**. All Construction and Maintenance projects make every effort to reduce Energy and Facility Operations costs while maximizing benefit to VTARNG Readiness and Mission requirements.

**13. Effect on Program/Project if not funded: See Sheet Attached Below, Detail 4.**

Submitted by: Kenneth W. Gragg Jr. Deputy Adjutant General Date: **10-14-2022** Email: **ken.gragg@vermont.gov** Phone No.: 802-338-3124

**1. Project Description:** Construction/Modernization and Renovation of existing Armory in Berlin, including offices, heated storage, a learning center, a multipurpose training area, renovations providing improvements to gender-neutral latrines and recruiting office. Complete needed sustainment work at the armory, interior wall and floor finishes, and exterior doors and windows that are at the end of their design life. These Modernizations and Renovation will alleviate many training and operations logistical difficulties faced by the unit. This 60+-year-old building requires significant life-cycle replacement of key finishes and components to maintain a high-quality facility. Exterior doors and windows seal poorly, and interior finishes are degraded. Replacing these components is an essential part of keeping this facility functioning and useful over the next few decades.

**2. Requested Project's Priority:** This project meets all three of the Priority Categories as described in bullet #3 below. **1:** Critical, **2:** Strategic Investment, **3:** Future Investment

**3. Describe how you arrived at your Priority Ranking:** The existing 31,787SF Armory is 50+ years old and has a 29,000+SF deficit is a **Priority #1 Critical Need** to meet training and operational readiness requirements. This project improves the VTARNG's ability in response to Local and State Emergency events. **Priority #2 Prior Capital Allocation or Commitments** A&E Type A Design is complete to develop the project scope within the planned funding limitations. **Priority #3 Strategic Investment** by its geographic location in response to Local and State Deployments. **Priority #4 Future Investment** value is met by improving and preserving the operational conditions, reducing operating costs, and extend the useful life of the Armory.

**Recruiting,** Deteriorating and antiquated facilities undermine Recruiting & Retention efforts for enlistments to our modern Vermont Army National Guard organization.

**Inclusive Force Structure,** The advent of broad gender diversity in all ranks of the Vermont Army National Guard force structure have guided us to the current standards in requirements of private nursing mother's rooms, gender neutral diaper changing and latrine facilities

**Military Morale,** Working and training in a facility that has renewed classroom and office finishes, modernized kitchen, and new gender-neutral latrine facilities will be a much more enjoyable and productive workplace in marked contrast to the 1960s era fixtures and finishes in place now.

**Public Use,** The most common Public uses of Armories range from Polling Place, Youth Education and Activities, Dog Shows, Local Sales events, to Safe Harbor Sheltering in event of Emergencies. Having modernized Gender Neutral Accessible utilities and facility is required for reasonable Public accommodations. The ADA and Gender-Neutral accessibility latrine addition Construction costs represent 25% in State share and including the associated renovation/modernization in the project at this time allows for the Fed share to be 75%. When Renovation is the primary reason for a project the Fed share is limited to 50%.

**4. Effect on your operations if Project is not funded:** The current condition of the Berlin Armory significantly undermines the State and Federal mission in support of VTARNG Training, Operations, & Deployments. Not funding this project will prevent the Military Department from providing adequate Training and Operations facilities for Army National Guard Troops to respond to State or National Activations. Not funding this project impedes progress made for Soldiers and Civilians use of the Facility in the purposes listed above in bullet #3.



10. Proposed Capital	Amount FY 2024	Amount FY 2025	Amount FY 2026	Amount FY 2027	Amount FY 2028	Amount FY 2029	Anticipated Funding Need for FY30-FY33
<b>Cost Allocation:</b>							
Capital Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,925,000.00
General Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Sources <i>Federal</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,775,000.00
<b>Total Funds</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$31,700,000.00</b>

**11. Operating Cost Allocations & Source of Funds**

(Information provided will be coordinated with the Department of Finance and Management):

	FY 2024	Source	FY 2025	Source	FY 2026	Source	FY 2027	Source	Beyond FY 2028	Source
State Funds Personal Services	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000
Fed/State Combined Operating	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000
Anticipate Fee for Space Cost	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
New Positions Required	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	

**12. Describe Other Sources and Amount of Available Funds for Operating:**

Facility Operating costs at State owned Armories are funded using a **50%/50% Federal / State split**. All Construction and Maintenance projects make every effort to reduce Energy and Facility Operations costs while maximizing benefit to VTARNG Readiness and Mission requirements.

**13. Effect on Program/Project if not funded: See Sheet Attached Below, Detail 4.**

Submitted by: Kenneth W. Gragg Jr. Deputy Adjutant General Date: **10-14-2022** Email: **ken.gragg@vermont.gov** Phone No.: 802-338-3124

**1. Project Description:** Design and Construct a new specially designed National Guard Readiness Center to include the following items that are integral to the facility: Enclosed Unheated Storage, Enclosed Unheated Vehicle Storage Shed, Backup Emergency Generator, and Heating Plant (including Geothermal). This facility will be designed to meet Industry Standards as well as all local, State, and Federal building codes, Public Law 90-480, and Public Law 900-400. Construction will include all utility services, information systems, fire detection, suppression, and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas for military owned vehicles and 104 privately owned vehicles, and site improvements. Facilities will be designed to a minimum life of 50 years in accordance with DoD's Unified Facilities Code (UFC 1-200-02) including energy efficiencies, building envelope, and integrated building systems performance as per ASA(IE&E) Sustainable Design and Development Policy, updated Dec 2013. Access for individuals with disabilities will be provided. Antiterrorism measures in accordance with the DoD Minimum Antiterrorism for building standards will be provided. The ADA and Gender-Neutral accessibility latrine addition Construction costs represent 25% in State share and including the associated renovation/modernization in the project currently allows for the Fed share to be 75%. When Sustainment and/or Renovation is the primary reason for a project the Fed share is limited to 50%. Land has not been acquired (2002) and will need Environmental documentation process updated (est. \$180,000). The existing Armories are to be sold at "Fair Market Value" once the new Armory/Readiness Ctr. has been completed with proceeds made available for future Military Facilities Capital Projects.

**2. Requested Project's Priority:** This project meets all three of the Priority Categories as described in bullet #3 below. **1:** Critical, **2:** Strategic Investment, **3:** Future Investment

**3. Describe how you arrived at your Priority Ranking:** The existing Franklin County Armories have a 36,000+SF deficit that represents a **Priority #1 Critical Need** to meet training and operational readiness requirements. This project improves the VTARNG's ability in response to Local and State Emergency events. **Priority #2 Prior Capital Allocation or Commitments** A&E Planning Study is in process to develop the project scope within funding limitations. **Priority #3 Strategic Investment** by its geographic location in response to Local and State Deployments. **Priority #4 Future Investment** value is met by improving and preserving the operational conditions, reducing operating costs, and reset the clock on useful life of the new Armory.

**Recruiting**, Deteriorating and antiquated facilities undermine Recruiting & Retention efforts for enlistments to our modern Vermont Army National Guard organization.

**Inclusive Force Structure**, The advent of broad gender diversity in all ranks of the Vermont Army National Guard force structure have guided us to the current standards in requirements of private nursing mother's rooms, gender neutral diaper changing and latrine facilities

**Military Morale**, Working and training in a new facility that has state of the art classroom technologies and office finishes, modernized kitchen, and new gender-neutral latrine facilities will be a much more enjoyable and productive work place in marked contrast to the 1960s era fixtures and finishes in the existing facility.

**Public Use**, The most common Public uses of Armories range from Polling Place, Youth Education and Activities, Dog Shows, Local Sales events, to Safe Harbor Sheltering in event of Emergencies. Having modernized Gender Neutral Accessible utilities and facility is required for reasonable Public accommodations. The New Armory Construction costs represent 25% in State share and Fed share to be 75%. When new construction is on State owned land it the State's burden to assure the property is suitable. This was achieved with the construction of a Military FMS (Field Maintenance Shop) in 2012.

**4. Effect on your operations if Project is not funded:** The current condition of the Franklin County Armories significantly undermines the State and Federal mission in support of VTARNG Training, Operations, & Deployments. Not funding this project will prevent the Military Department from providing adequate Training and Operations facilities for Army National Guard Troops to respond to State or National Activations. Not funding this project impedes progress made for Soldiers and Civilians use of the Facility in the purposes listed above in bullet #3.



**CAPITAL CONSTRUCTION  
10 YEAR PROJECT PROPOSAL**  
Fiscal Years 2024 - 2033  
(One form must be completed for each Capital Project)



**1. Program Title: Capital Construction and Major Maintenance**

**2. Program Mission that the Capital Investment Supports: MILCON (Military Construction)**

MILCON are Major Construction projects above \$2M, Armory/Readiness Center (RC) Construction on State Land is supported with a 75% Federal share. The number of Troops and associated equipment of the Military Unit Stationed at the proposed facility determines the scope and budget for the project. The CFMO then value engineers the scope to assure the highest possible score in the IRP (Installations Review Process) the National competition for MILCON funds. The target Project Cost is between \$30M and \$42M. The existing Armories are sold at "Fair Market Value" once the new Armory/Readiness Center has been completed, with proceeds made available for future Military Facilities Capital Projects. See Sheet Attached Below.

**3. Project Title: NE Region Armory/Readiness Center      4. Project Location: Vicinity of St Johnsbury/Lyndonville, VT**

**5. Project Description:** Construct a new approximately 62,600 SF Armory on "To Be Acquired" land in the vicinity of St Johnsbury/Lyndonville area. This project will allow the Military Department to dispose of/sell three existing undersized and aging 1950s vintage Armories/RCs. The new facility will include offices, heated storage, a learning center, a multipurpose training area, renovations providing additional gender-neutral latrines and recruiting office. The existing armories are drastically short of space for classrooms, training, training management, and storage by over 28,000+SF. The Morrisville RC is short classroom, learning center, multipurpose training area, and office space. The site has limited area for construction under zoning and force protection rules, the armory will likely not be replaced for 30+ years. This New 62,600 SF Armory will alleviate training and operations logistical difficulties faced by the unit. The three existing 60+ year-old Armories require significant square foot area increases to Training and Operations spaces to maintain a high level of Troop Readiness.

**PRIORITIZING CAPITAL PROJECTS:** Projects shall be prioritized on the following criteria: Priority 1: critical; Priority 2: Prior Capital Allocation or Commitments; Priority 3: Strategic Investments and Priority 4: future investments. (Definitions are provided in the attached capital budget priority criteria).

<b>6(a). Agency Ranking:</b>	<b>6(b). Department Ranking: 1</b>	<b>6(c). Project Priority: 2, 3 &amp; 4</b>
<b>7. Project Priority:</b> The existing 3 Armories 36,000SF have a 48,000+SF deficit and is a <b>Priority #1 Critical Need</b> to meet training and operational readiness requirements. This project improves the VTARNG's ability in response to Local and State Emergency events. <b>Priority #2 Prior Capital Allocation or Commitments</b> Land has to be acquired prior to Federal funding; planning documents have been developed to assure the project scope remains within planned funding limitations. <b>Priority #3 Strategic Investment</b> by its geographic location in response to Local and State Deployments. <b>Priority #4 Future Investment</b> value is met by significantly improving the operational conditions, significantly reducing operating costs by consolidating three Armories common use areas and reset the clock on useful life of the new Armory to significantly improve facility energy efficiencies.		
<b>8(a). Total Project Cost - \$42,675,000.00</b>	<b>8(b). FY 2034 Capital Request - \$0.00</b>	<b>8(c). FY 2036 Capital Request - \$10,669,000.00</b>
<b>8(d). Cost to Complete after FY 2025 - \$10,669,000.00</b>	<b>9. Prior Allocations: \$ 0.00</b>	



10. Proposed Capital	Amount FY 2024	Amount FY 2025	Amount FY 2026	Amount FY 2027	Amount FY 2028	Amount FY 2029	Anticipated Funding Need for FY30-FY33
<b>Cost Allocation:</b>							
<b>Capital Funds</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,669,000.00</b>
<b>General Funds</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Other Sources Federal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$32,006,000.00</b>
<b>Total Funds</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$42,675,000.00</b>

**11. Operating Cost Allocations & Source of Funds**

(Information provided will be coordinated with the Department of Finance and Management):

	FY 2024	Source	FY 2025	Source	FY 2026	Source	FY 2027	Source	Beyond FY 2028	Source
<b>State Funds Personal Services</b>	\$2,550.00	215004000	\$2,550.00	215004000	\$2,550.00	215004000	\$2,400.00	215004000	\$2,400.00	215004000
<b>Fed/State Combined Operating</b>	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000	\$17,000.00	215004000 215003000
<b>Anticipate Fee for Space Cost</b>	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
<b>New Positions Required</b>	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	

**12. Describe Other Sources and Amount of Available Funds for Operating:**

Facility Operating costs at State owned Armories are funded using a **50%/50% Federal / State split**. All Construction and Maintenance projects make every effort to reduce Energy and Facility Operations costs while maximizing benefit to VTARNG Readiness and Mission requirements.

**13. Effect on Program/Project if not funded: See Sheet Attached Below, Detail 4.**

**Submitted by:** Kenneth W. Gragg Jr. Deputy Adjutant General **Date:** 10-14-2022 **Email:** ken.gragg@vermont.gov **Phone No.:** 802-338-3124

**1. Project Description:** Design and Construct a new specially designed National Guard Readiness Center to include the following items that are integral to the facility: Enclosed Unheated Storage, Enclosed Unheated Vehicle Storage Shed, Backup Emergency Generator, and Heating Plant (including Geothermal). This facility will be designed to meet Industry Standards as well as all local, State, and Federal building codes, Public Law 90-480, and Public Law 900-400. Construction will include all utility services, information systems, fire detection, suppression, and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas for military owned vehicles and 104 privately owned vehicles, and site improvements. Facilities will be designed to a minimum life of 50 years in accordance with DoD's Unified Facilities Code (UFC 1-200-02) including energy efficiencies, building envelope, and integrated building systems performance as per ASA(IE&E) Sustainable Design and Development Policy, updated Dec 2013. Access for individuals with disabilities will be provided. Antiterrorism measures in accordance with the DoD Minimum Antiterrorism for building standards will be provided. The ADA and Gender-Neutral accessibility latrine addition Construction costs represent 25% in State share and including the associated renovation/modernization in the project currently allows for the Fed share to be 75%. When Sustainment and/or Renovation is the primary reason for a project the Fed share is limited to 50%. Land has been acquired (2002) and will need Environmental documentation process updated (est. \$80,000). The Morrisville Armory is to be sold at "Fair Market Value" once the new Armory/Readiness Ctr. Has been completed with proceeds made available for future Military Facilities Capital Projects.

**2. Requested Project's Priority:** This project meets all three of the Priority Categories as described in bullet #3 below. **1:** Critical, **2:** Strategic Investment, **3:** Future Investment

**3. Describe how you arrived at your Priority Ranking:** The existing 13,000+/-SF Armories have a 28,000+SF deficit is a **Priority #1 Critical Need** to meet training and operational readiness requirements. This project improves the VTARNG's ability in response to Local and State Emergency events. **Priority #2 Prior Capital Allocation or Commitments** A&E Planning Study is in process to develop the project scope within funding limitations. **Priority #3 Strategic Investment** by its geographic location in response to Local and State Deployments. **Priority #4 Future Investment** value is met by improving and preserving the operational conditions, reducing operating costs, and extend the useful life of the Armory.

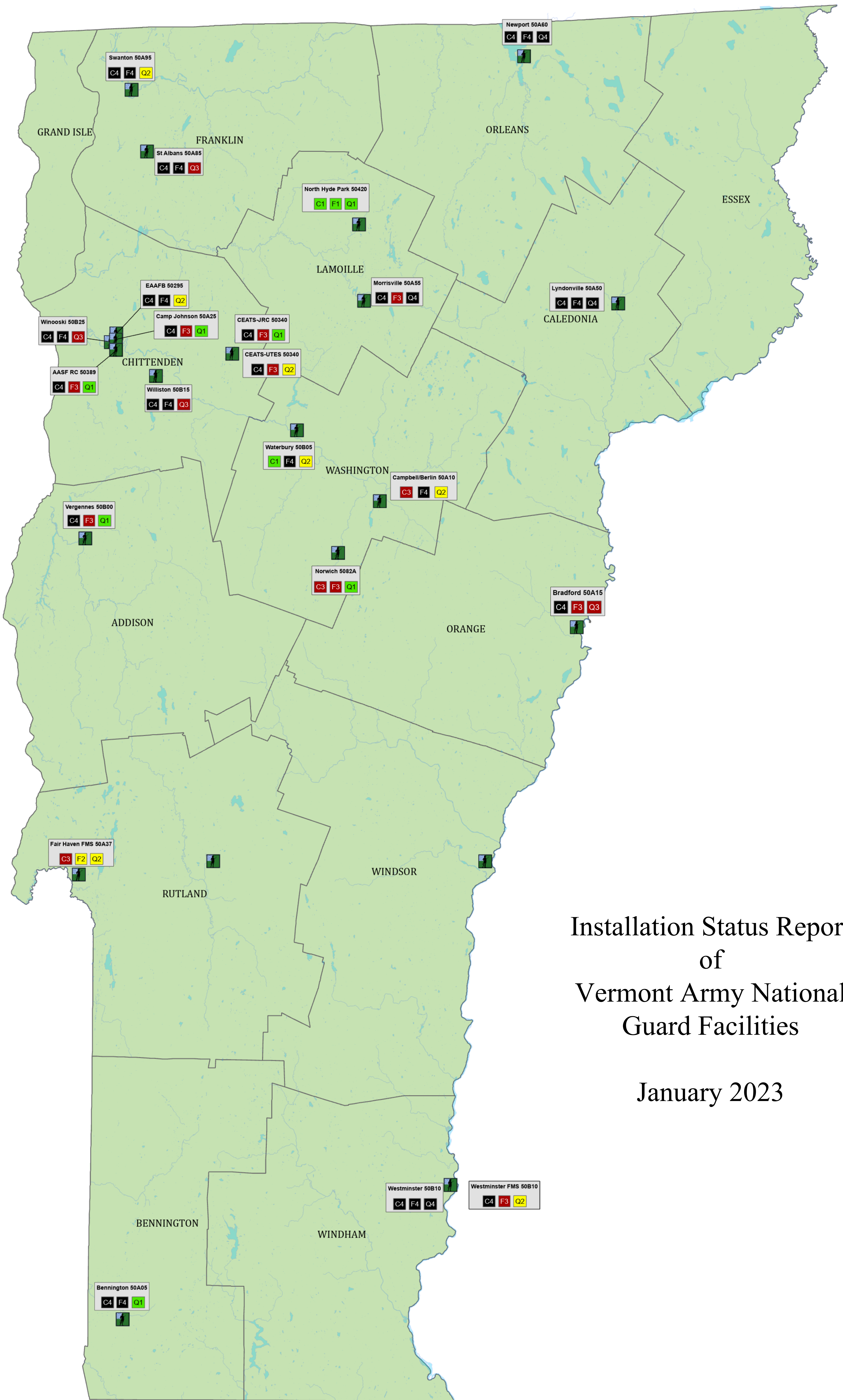
**Recruiting,** Deteriorating and antiquated facilities undermine Recruiting & Retention efforts for enlistments to our modern Vermont Army National Guard organization.

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**Military Morale,** Working and training in a new facility that has state of the art classroom technologies and office finishes, modernized kitchen, and new gender-neutral latrine facilities will be a much more enjoyable and productive work place in marked contrast to the 1960s era fixtures and finishes in the existing facility.

**Public Use,** The most common Public uses of Armories range from Polling Place, Youth Education and Activities, Dog Shows, Local Sales events, to Safe Harbor Sheltering in event of Emergencies. Having modernized Gender Neutral Accessible utilities and facility is required for reasonable Public accommodations. The New Armory Construction costs represent 25% in State share and Fed share to be 75%. When new construction is on State owned land it the State's burden to assure the property is suitable. This was achieved with the construction of a Military FMS (Field Maintenance Shop) in 2012.

**4. Effect on your operations if Project is not funded:** The current condition of the Morrisville Armory significantly undermines the State and Federal mission in support of VTARNG Training, Operations, & Deployments. Not funding this project will prevent the Military Department from providing adequate Training and Operations facilities for Army National Guard Troops to respond to State or National Activations. Not funding this project impedes progress made for Soldiers and Civilians use of the Facility in the purposes listed above in bullet #3.



# Installation Status Report of Vermont Army National Guard Facilities

January 2023

# INFRASTRUCTURE RATING INFORMATION SHEET – January 2023

The attached document is used to illustrate the quality and functionality of Vermont Army National Guard facilities across the State of Vermont.

The facilities are evaluated using a standard Army Database, which measures mission readiness, quality and quantity of Army facilities, based on age, depreciation, physical inspection, and other criteria to determine its ability to support the Army National Guard mission.

<p><b><u>MISSION RATING</u></b></p> <p>Assesses the capability of a facility to perform its mission or function given its configuration, function, condition, and siting.</p>	<b>F1 – Good</b>	Capable of adequately supporting the function with reasonable maintenance and without a need for a restoration and modernization project.
	<b>F2 – Adequate</b>	Has a minimal requirement for restoration and modernization funds to be capable of adequately supporting the function.
	<b>F3 – Poor</b>	Has a significant requirement for restoration and modernization funds to make the asset capable of adequately supporting the function.
	<b>F4 – Failing / Non-Functional</b>	Requires major restoration and modernization funds to be capable of adequately supporting the function.

<p><b><u>QUALITY RATING</u></b></p> <p>Condition assessment of the existing footprint and development of restoration cost.</p>	<b>Q1 – Good</b>	The condition meets or exceeds Army standards for most or all components. The cost to improve will be no more than 10% of the replacement value.
	<b>Q2 – Adequate</b>	The condition meets the minimum level of Army standards for most or all components. The cost to improve will be no more than 20% of the replacement value.
	<b>Q3 – Poor</b>	The condition fails to meet the minimum level of Army standards for multiple minor and at least one major component. The cost to improve will be no more than 40% of the replacement value.
	<b>Q4 – Failing</b>	The condition fails to meet the minimum level of Army standards for most components. The cost to improve will exceed 40% of the replacement value.

<p><b><u>QUANTITY RATING</u></b></p> <p>A rating indicating the amount of required space that the building fulfills. For example, if the requirement for a Readiness Center is 40,000 Square Feet (SF), and we have 14,000 SF of existing Readiness Center space, that means we only have 35% of our required space, which is a rating of C4 or Black.</p>	<b>C1 – Good</b>	95% of requirements or greater are met by the asset.
	<b>C2 – Adequate</b>	80% - 95% of requirements are met by the asset.
	<b>C3 – Poor</b>	60% - 80% of requirements are met by the asset.
	<b>C4 – Failing</b>	Less than 60% of requirements are met by the asset.