



Military Department Capital Construction and Sustainment

**Testimony for House Committee on Corrections and
Institutions**

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Overall Construction Strategy



- Vermont has an excess of smaller, older armories: 16 Company-sized armories throughout the State built in 1912-1972, with an anticipated force structure of ~10 Companies by 2035. Existing armories are in many cases smaller, poorly located (small lots, far from population centers) or in poor condition.
- Basic strategy is to build four new, larger armories 1-2 per decade (Lyndon, Swanton, South TBD, Center TBD) and retain the best of the older ones and US Army Reserve Centers (Rutland, WRJ).
- Armories planned to be divested:
 - Winooski: contaminated with PCBs, currently being demolished, land to be sold to City
 - Newport: interest from City to buy as public works building, unit consolidates to Lyndon
 - St. Albans & Swanton: to be sold once the new Readiness Center is constructed
- FY26 Governor's Recommended: \$2,616,171
- FY27 Governor's Recommended: \$1,310,167



5 Yr. Sustainment Project Summary



| PRIDE Project Name | FY26 | FY27 | FY28 | FY29 | FY30 | Grand Total | Federal Share |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Morrisville Low Roof Replacement | 274,400 | | | | | 274,400 | 274,401 |
| Swanton Roof Replacement | 300,000 | | | | | 300,000 | 482,813 |
| Vergennes Armory Mezzanine | 160,938 | | | | | 160,938 | 300,000 |
| CJ Bldg 19 Interior Renovation - Heating system & Interior Finishes | 450,000 | | | | | 450,000 | 0 |
| Electric Vehicle Charging Station | 87,500 | | | | | 87,500 | 262,500 |
| Williston ADA Latrines | | 530,000 | | | | 530,000 | 530,002 |
| Williston Armory Modernization & Renovation | | 767,667 | | | | 767,667 | 1,283,000 |
| Williston Building Automation System Installation | | 12,500 | | | | 12,500 | 37,500 |
| CJ Bldg 5 Vehicle Storage Building | | | 154,000 | | | 154,000 | 154,503 |
| Bradford Armory Lighting upgrade | | | 21,001 | | | 21,001 | 63,003 |
| Berlin Armory Energy Security | | | 51,500 | | | 51,500 | 462,000 |
| Vergennes Armory Energy Security | | | 51,500 | | | 51,500 | 154,500 |
| Westminster Armory Energy Security | | | 56,900 | | | 56,900 | 170,700 |
| Williston Armory Energy Security | | | 51,500 | | | 51,500 | 154,500 |
| Bldg 10-18 (old Family Readiness Center) Renovation | | | 9,270 | | | 9,270 | 9,270 |
| SRM Projects Pending Federal Programing | | | 900,000 | | | 900,000 | 900,000 |
| Bldg 10-18 (old Family Readiness Center) Renovation | | | | 1,000,000 | | 1,000,000 | 1,000,004 |
| SRM Projects Pending Federal Programing | | | | 300,000 | | 300,000 | 300,000 |
| Bldg 1 Roof Replacement | | | | | 250,000 | 250,000 | 250,005 |
| Bradford Armory Energy Security | | | | | 51,500 | 51,500 | 154,500 |
| SRM Projects Pending Federal Programing | | | | | 900,000 | 900,000 | 900,000 |
| | 1,272,838 | 1,310,167 | 1,295,671 | 1,300,000 | 1,201,500 | 6,380,176 | 7,843,201 |

- Inflation has pushed major addition projects outside the scope of what can be done outside of a MILCON project. National Guard Bureau policy is expected to reinforce this with a focus on maintenance and smaller renovations.
- Roof and boiler replacements, electrical and heating upgrades, electrification, and general upkeep will be the focus in the mid-term future.



10 Year MILCON CAP CON Plan



| | FY26 | FY27 | FY28 | FY29 | FY30 | FY31 | FY32 | FY33 | FY34 | FY35 | Grand Total | Federal Share |
|--|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|-------------------|------------------|-------------------|-------------------|
| Sustainment, Restoration, Modernization | 1,272,838 | 1,310,167 | 1,295,671 | 1,300,000 | 1,201,500 | 1,200,000 | 1,260,000 | 1,323,000 | 1,389,150 | 1,458,608 | 13,010,933 | 14,473,944 |
| Major Military Construction | | | | | | | | | | | | |
| Northwest Regional Readiness Center Design | 1,343,333 | | | | | | | | | | 1,343,333 | 4,030,000 |
| Northwest Regional Readiness Center Construction | | | | 9,750,000 | | | | | | | 9,750,000 | 29,250,000 |
| South Regional Readiness Center Land Acquisition | | | | | 1,500,000 | | | | | | 1,500,000 | 0 |
| South Regional Readiness Center Design | | | | | | | 1,600,000 | | | | 1,600,000 | 4,800,000 |
| South Regional Readiness Center Construction | | | | | | | | | 11,642,000 | | 11,642,000 | 34,926,000 |
| Central Regional Readiness Center Land Acquisition | | | | | | | | | | 1,700,000 | 1,700,000 | 0 |
| Major Military Construction Total | 1,343,333 | | | 9,750,000 | 1,500,000 | | 1,600,000 | | 11,642,000 | 1,700,000 | 27,535,333 | 73,006,000 |
| Grand Total | 2,616,171 | 1,310,167 | 1,295,671 | 11,050,000 | 2,701,500 | 1,200,000 | 2,860,000 | 1,323,000 | 13,031,150 | 3,158,608 | 40,546,267 | 87,479,944 |

- Primary major expense is the design (FY26) and construction (FY29 anticipated) of a new armory in Swanton VT, which requires a 25% State match on an anticipated \$44-Million budget.
- Land for this armory has already been purchased (FY23).
- New Swanton Readiness Center replaces existing facilities in Swanton and St. Albans. Existing armories are 65 and 100 years old, respectively, and are unsuitable and in poor condition.
 - Swanton armory is small and on a small lot with limited parking
 - St. Albans armory is on a small lot with no parking and tested positive for PCBs.
- In out years, land acquisition and design for additional armory MILCON projects are projected.
- New armories will require a 25% State match for design and construction; State must provide land up front.



Summary of Issues



- Funds from divested armories will be employed toward future infrastructure projects in support of the long-term plan.
- Military Department must already own land to get project approval from the National Guard Bureau for new builds.
- Inflation has doubled the cost per square foot of construction in the last five years: a \$44-million armory is approximately 35,000 SF.
- MILCON projects individually are more expensive but generally bring in significantly more Federal funding.
- SRM (Sustainment) projects generally require a 25-50% State match and will be primarily focused on smaller and necessary repairs and renovations vs. additions and major construction.



Winooski Armory Demolition



Demolition is currently underway at Winooski. Shown above is the drill hall before and after sandblasting surfaces to remove all hazardous materials prior to the building being demolished. Estimated completion spring 2025.



Lyndonville Cold Storage



Recent construction of a new 1,500 sqft, 3-bay, steel structure cold storage facility, to be used for secured storage of military vehicles and equipment.

Completed in January 2025.





Bradford Armory Addition



The addition was recently completed at Bradford Armory, adding 3,600 sqft to include office space, heated storage, additional bathroom, gym, multipurpose training area, and a recruiting office. Completed in Jan 2024.