



# **Military Department Capital Construction and Sustainment**

**Testimony for Senate 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
<b>Sustainment, Restoration, Modernization</b>	<b>1,272,838</b>	<b>1,310,167</b>	<b>1,295,671</b>	<b>1,300,000</b>	<b>1,201,500</b>	<b>1,200,000</b>	<b>1,260,000</b>	<b>1,323,000</b>	<b>1,389,150</b>	<b>1,458,608</b>	<b>13,010,933</b>	<b>14,473,944</b>
<b>Major Military Construction</b>												
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
<b>Major Military Construction Total</b>	<b>1,343,333</b>			<b>9,750,000</b>	<b>1,500,000</b>		<b>1,600,000</b>		<b>11,642,000</b>	<b>1,700,000</b>	<b>27,535,333</b>	<b>73,006,000</b>
<b>Grand Total</b>	<b>2,616,171</b>	<b>1,310,167</b>	<b>1,295,671</b>	<b>11,050,000</b>	<b>2,701,500</b>	<b>1,200,000</b>	<b>2,860,000</b>	<b>1,323,000</b>	<b>13,031,150</b>	<b>3,158,608</b>	<b>40,546,267</b>	<b>87,479,944</b>

- 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.