



# Department of Military Affairs Capitol Bonding Request

Major General Shawn Manke, The Adjutant General  
Mr. Donald Kerr, Executive Director

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## 2022 DMA Bonding Request



- \$5.975M Additional bonding request for Rosemount, Moorhead, Marshall & Fergus Falls Readiness Centers
- \$20.6M for the Rosemount Readiness Center Batch
- \$26.575M total 2022 Bonding Request



## Existing Projects

- \$5.975M Additional bonding request for Rosemount, Moorhead, Marshall & Fergus Falls Readiness Centers.

<u>Location</u>	<u>Original</u>	<u>Additional Request</u>
Rosemount Design	\$1,000k	\$360k
Moorhead	\$5,345k	\$855k
Marshall	\$3,250k	\$3,960k
Fergus Falls	\$2,200k	\$800k
<i>total</i>		<b>\$5,975k</b>



# Rosemount Readiness Center Design

**LOCATION:** Rosemount

**DESCRIPTION:** State funds are requested to design a major renovation of the Rosemount Readiness Center. Follow-on construction project will improve the functionality, better accommodate the units assigned and sustain the life of the facility into the future.

**COST:** \$2,200,000 - **\$2,720,000**

**SOURCE OF FUNDS:**

State: \$1,000,000 + **\$360,000**

Federal: \$ 1,100,000 + **\$260,000**



## History:

This 28 year old, 99,522 square foot Armory has never received a comprehensive rehabilitation. The indoor firing range was converted to storage in 2007. The facility lacks functioning fire alarm and mass notification systems for life safety. The mechanical components are at end of life, in some cases failing, and are very inefficient by today's standards. The facility lacks a controls system to allow set-backs, which could provide significant energy savings. The facility is not compliant with force protection standards for windows and doors. There are no long term plans to replace or abandon it in the next 50 years.

Facility Condition Index: **63(Poor)**

## Justification:

The ISR consistently rates this building "Red" for both mission and quality. This project would address life safety and force protection shortfalls by installing a fire alarm system, mass notification, and blast resistant glazing. The project would replace all mechanical components with energy efficient equipment projected to reduce electric consumption by 37% and gas consumption by 23% per the 2012 PBEEP study. The project will provide insulation, replace deteriorating interior and exterior finishes, and extend the life of the facility by 30-50 years.



# Moorhead Readiness Center

LOCATION: Moorhead

DESCRIPTION: **\$6.2** million in state funds are requested to design and construct a major renovation and minor addition to the Moorhead Readiness Center. The project will improve functionality and efficiency, better accommodate the units assigned, and sustain the life of the facility into the future.

COST: \$10,690,012 - **\$12,400,000**

SOURCE OF FUNDS:

State: \$ 5,345,006 + **\$855,000**

Federal: \$ 5,345,006 + \$855,000



History:

This 32 year old, 41,218 square foot Armory has never received a comprehensive rehabilitation. The indoor firing range was converted to storage and the roof was replaced in 2008. The mechanical components are at end of life, in some cases failing, and are very inefficient by today's standards. The facility is deficient in administrative, supply, arms vault, and toilet/shower space. The facility is not compliant with force protection standards for windows and doors, current life safety or accessibility code. There are no long term plans to replace or abandon it in the next 50 years.

Facility Condition Index: **57(Poor)**

Justification:

The ISR consistently rates this building "Red" for both mission and quality. This facility is short 28% of authorized space for the assigned unit. This project would rectify code and force protection shortfalls and address \$2.7M in deferred maintenance. The project will provide insulation, replace deteriorating interior and exterior finishes, and extend the life of the facility by 30-50 years.



# Marshall Readiness Center

**LOCATION:** Marshall

**DESCRIPTION:** \$7.21 million in state funds are requested to design and construct a major renovation and minor addition to the Marshall Readiness Center, as well as relocate the facility MVSC. The project will improve functionality and efficiency, better accommodate the units assigned, and sustain the life of the facility into the future.

**COST:** \$6,500,000 – \$11,600,000

**SOURCE OF FUNDS:**

State: \$3,250,000 + \$3,960,000

Federal: \$ 3,250,000 + \$1,140,000



## History:

This 64 year old, 15,438 square foot Armory has never received a comprehensive rehabilitation. The facility is uninsulated, has single pane windows, and failing exterior doors. There are no fire alarm or fire suppression systems installed in the facility. Multiple mechanical systems in the facility have failed, and the entire HVAC system is at end of life. The arms vault is inadequate size. The facility requires asbestos remediation. There are no long term plans to replace or abandon it in the next 20 years.

Facility Condition Index: **68(Poor)**

## Justification:

The ISR consistently rates this building “Red” for both mission and quality. This project would address life safety and force protection shortfalls by installing a fire alarm system, mass notification, and blast resistant glazing. The facility is short 57% of authorized space for the assigned unit. This project would address \$1.6M in deferred maintenance. The project will provide insulation, replace deteriorating interior and exterior finishes, and extend the life of the facility by 20-30 years.





# Fergus Falls Readiness Center

**LOCATION:** Fergus Falls

**DESCRIPTION:** \$3 million in state funds are requested to design and execute a major renovation Fergus Falls Readiness Center. Project will improve the functionality of the facility as well as better accommodate the units assigned and sustain the life of the facility into the future.

**COST:** \$4,900,000 - **\$5,940,000**

**SOURCE OF FUNDS:**

State: \$2,200,000 + **\$800,000**

Federal: \$ 2,700,000 + \$240,000



**History:**

This 65 year old, 19,912 square foot facility has never received a comprehensive rehabilitation. The facility is not compliant with accessibility, life safety or force protection codes and regulations. The facility is uninsulated, has single pane windows, and failing exterior doors. There are no fire alarm or fire suppression systems installed in the facility. Multiple mechanical systems in the facility have failed, and the entire HVAC system is at end of life. The arms vault is inadequate size. The facility requires asbestos remediation. There are no long term plans to replace or abandon it in the next 20 years.

**Facility Condition Index:** **59(Poor)**

**Justification:**

The ISR consistently rates this building "Red" for both mission and quality. This project would address life safety and force protection shortfalls by installing a fire alarm system, mass notification, and blast resistant glazing. The project would replace all mechanical components with energy efficient equipment, insulate all exterior walls, and replace all exterior doors and windows with energy efficient units. The project will provide an adequate arms vault, and replace or restore all interior finishes to extend the life of the facility 20-30 years.



## New Project



- \$20.6M for the Rosemount Readiness Center Batch
  - Design bonding has already been approved





# Rosemount Readiness Center

**LOCATION:** Rosemount

**PRIORITY:** 1

**DESCRIPTION:** \$20.6 million in state funds are requested to conduct a major renovation of the Rosemount Readiness Center. The design of this renovation was included and funded in the previous Capital Bonding bill. The Request for Proposals is routing to the State Designer Selection Board and design is scheduled to begin Feb 2022.

**COST:** \$32,480,000

**Source of Funds:**

State: \$20,600,000

Federal: \$ 11,880,000



## History:

This 29 year old, 99,522 square foot Armory has never received a comprehensive rehabilitation. The indoor firing range was converted to storage in 2007. The facility lacks functioning fire alarm and mass notification systems for life safety. The mechanical components are at end of life, in some cases failing, and are very inefficient by today's standards. The facility lacks a controls system to allow set-backs, which could provide significant energy savings. The facility is not compliant with force protection standards for windows and doors. There are no long term plans to replace or abandon it in the next 50 years.

**Facility Condition Index:** 63(Poor)

## Justification:

The ISR consistently rates this building "Red" for both mission and quality. This project would address life safety and force protection shortfalls by installing a fire alarm system, mass notification, and blast resistant glazing. The project would replace all mechanical components with energy efficient equipment projected to reduce electric consumption by 37% and gas consumption by 23% per the 2012 PBEEP study. The project will provide insulation, replace deteriorating interior and exterior finishes, and extend the life of the facility by 30-50 years.



# Conclusion

