

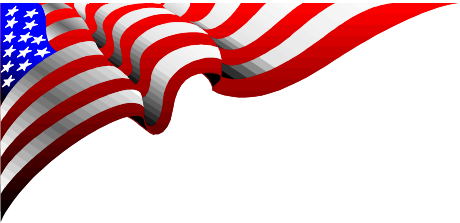
Washington Army National Guard Public Development Interbay Advisory Committee Briefing

18 SEP 2018

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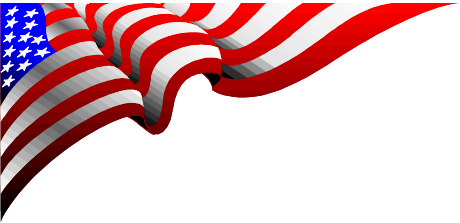
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Agenda



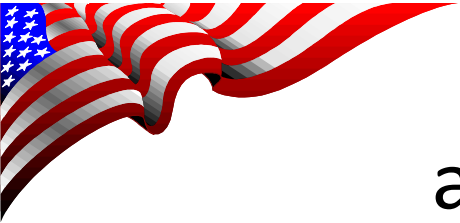
- Introduction
- Washington National Guard State and Seattle Armory Unit Missions
- Current Seattle Armory Site Details
- Current Seattle Armory Site Deficiencies
- Seattle Armory/Field Maintenance Site Relocation Requirements
- Overseas Deployment Projections
- Questions and Discussion



Washington National Guard Facilities Introduction



- **CFMO Branches:** Construction, Maintenance, Real Property, Environmental, Business Management, Planning & Programming, Facility Management, and Resource Management
- **Current Inventory:** 29 locations, 400+ facilities, 33 Readiness Centers (RC), 5 Field Maintenance Shops (FMS), and 3 Sustainment Level Maintenance Shops, and 1 Limited Training Area at Camp Murray
- **Average Age of Facility:** 63 years, NGB standard divestiture at 50 years
- **Recent Military Construction (MILCON) projects:** Aviation RC at Joint Base Lewis McChord (JBLM), Combined Support Maintenance Shop (JBLM), Information Operations RC (JBLM), and Pierce County RC (Camp Murray)
- **Ongoing MILCON projects:** Yakima Training Center (YTC) Barracks, Tumwater RC, and Richland RC

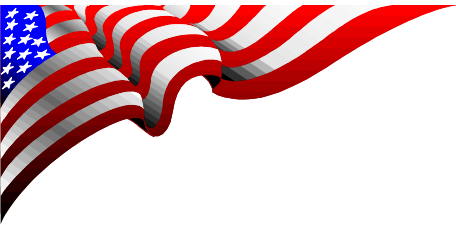


WA National Guard State and Seattle Armory Unit's Missions



The Washington Army National Guard is made up of more than 6,000 citizen Soldiers who are dedicated to safeguarding the lives, property and economy of Washington State. At the call of the Governor, the Guard will mobilize and deploy during times of state emergency to augment local jurisdictions and responders in their efforts to protect lives and property.

On order of the Governor, the 81st Stryker Brigade Combat Team (SBCT) will support civil agencies that have the primary responsibility to protect life and property, and preserve the peace, order and public safety for the citizens of Washington.



WA National Guard State and Federal Missions





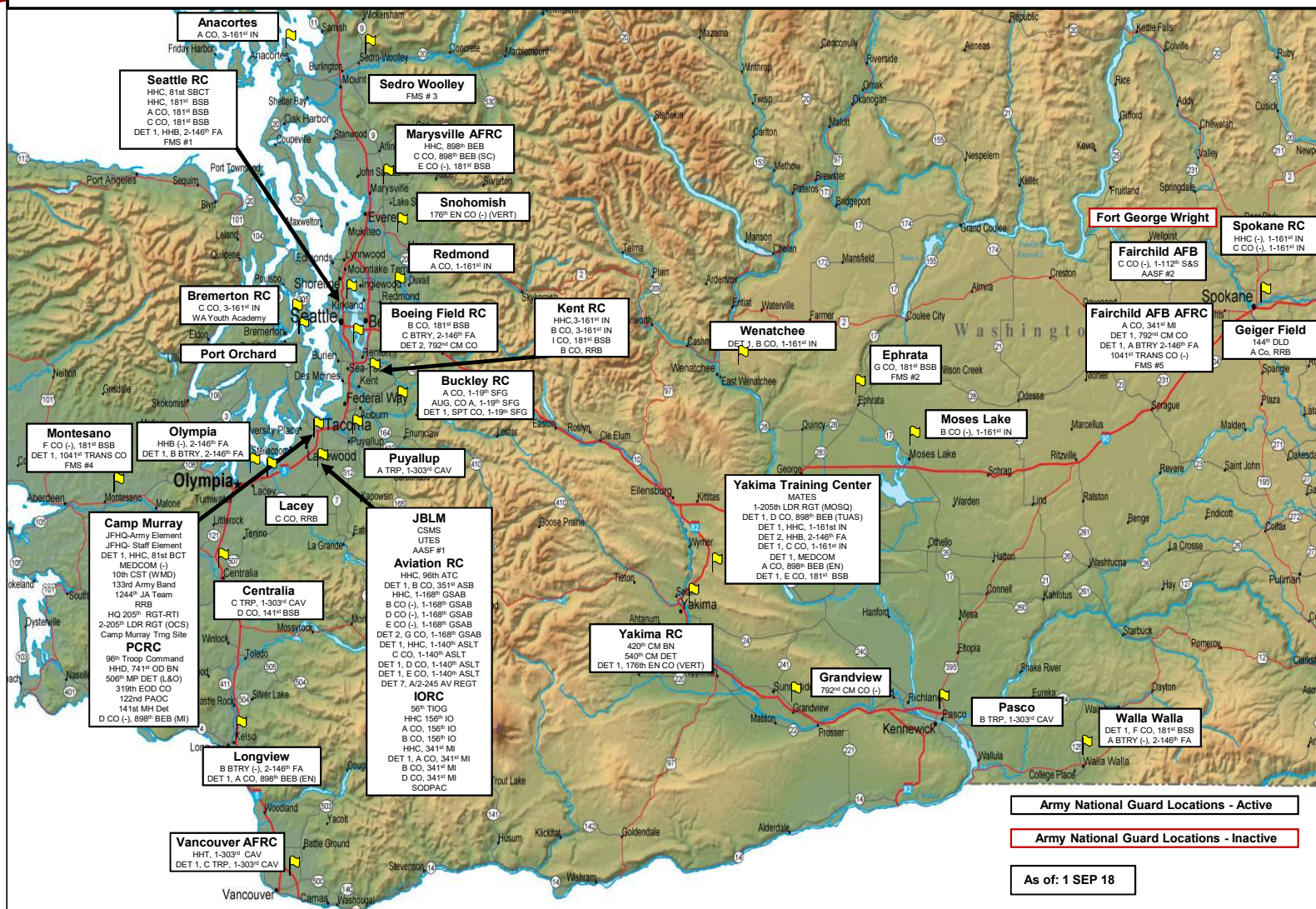
- Mt. St. Helens Eruption
- Fire Storm
- World Trade Organization Riots
- SR 530 Mud Slide
- Wildfire Response
- Flood Response
- Airport Security
- Hurricane Katrina
- Community Relations Events

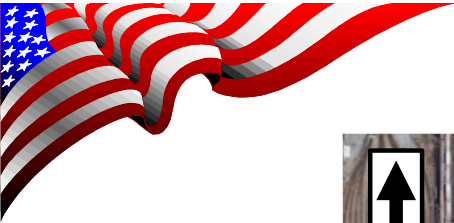


- Operation Iraqi Freedom
- Operation Enduring Freedom
- Iraq/Kuwait Deployments
- State Partnership Program (SPP)
- Transformation & New Equipment Fielding
- Combat Training Center (CTC) rotations
- Overseas Deployment Training Exercises



Washington Army National Guard Facility Locations





Seattle Armory Site Details



- WWII Navy Supply Depot
- Deemed surplus by Army - 1970
- Quit Claim 15 acres for RC – 1971
- 87,000sf RC built – 1973
- 8,000sf FMS built - 1974
- Quit Claim for 9.74 acres for FMS – 2009
- 6,200sf Storage Building built - 2016
- Zoned light industrial, service, office, some retail, and manufacturing
- 2017 appraised value of land - \$32M
- Facility Replacement value - \$85M (est.)
- Requires Secretary of Army approval for sale or disposal – federal quit claim deed.

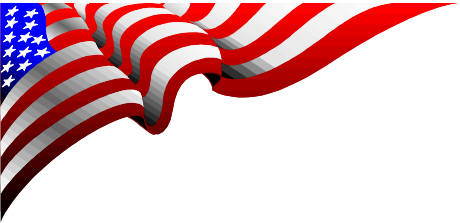
Address: 1601 W. Armory Way

Original Purchase Price: Quit Claim Deed from Federal Government

Acres: 25 acres zoned Industrial

Zoning: North Parcel: IG2/South Parcel: IG1

Utilization: 100%



Seattle Armory Units & Equipment



Personnel

Current Full-Time Use:

(Tuesday – Friday, 6am-6pm)

- 27 Active Guard & Reserve (AGR)
- 11 Field Maintenance Shop (FMS) Technicians
- 1 State Maintenance Employee

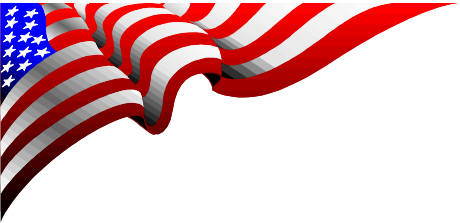
Current Part-Time Use (660 Soldiers):

(1-2 weekends/month & 2-4 weeks/year)

- HQ, 81st Stryker Brigade Combat Team (SBCT)
- HHC, 181st Brigade Support BN (BSB)
- A Co, 181st BSB
- C Co, 181st BSB
- Det 1, 176th EN CO (VERT)
- C BTRY (-), 2-146th Field Artillery (FA)
- Det 1, HHB, 2-146th

Equipment

- 6,675 pieces of equipment
- 227 Vehicles (Rolling Stock)
- 162 x Vehicle Trailers
- 8 x 20ft Water Trailers
- 24 x 20ft Containers
- 3 x 40ft Containers
- 24 x Shipping Trailers
- 16 Palletized Containers
- 6 x Equipment Vehicles
- 5 x 40T Trailers



Seattle Armory Site Deficiencies

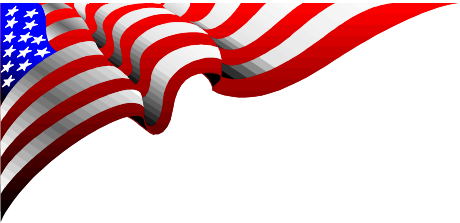


In order to understand the site's deficiencies, one must understand how the Army assesses facilities.

The Installation Status Report (ISR) is a decision support tool that provides an assessment of a facility's functionality and quality as it relates to its ability to support assigned missions; as well as the cost to sustain, repair, or replace the facility.

There are 9 Facility Classes, the 7 which apply to this site are:

- Operations & Training
- Maintenance & Production
- Mobility
- Supply
- Medical
- Administrative
- Utilities & Grounds Improvement



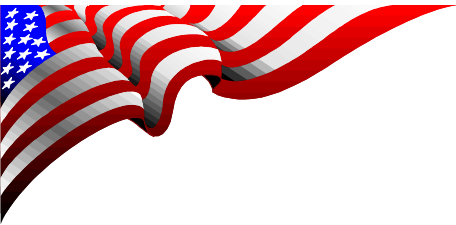
Seattle Armory Site Deficiencies



- Readiness Center
 - o Assembly Hall - at 4.1Ksf is inadequate for current tenants
 - o Kitchen – at 2.2Ksf too small for cooking and serving functions
 - o Arms Rooms - too small to accommodate assigned weapons
 - o Administrative Space – too small for number of full-time employees
 - o Training Space – inadequate, forces training outdoors that often cancels due to weather

- Field Maintenance Shop
 - o Maintenance Bays – size and number is inadequate for assigned vehicles
 - o Missing essential cranes and other tools to properly perform mission

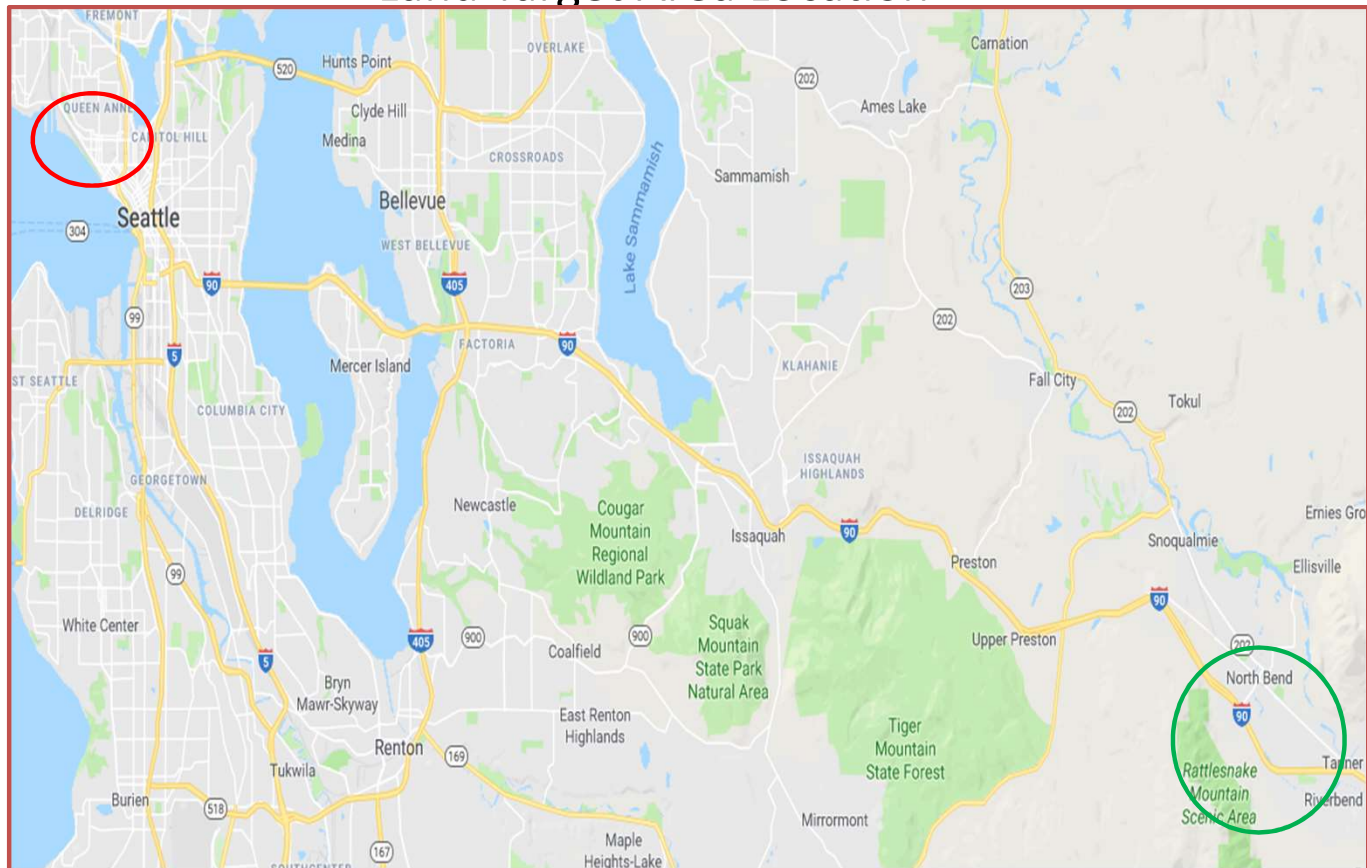
- Operations
 - o Convoys movement severely limited due to location of highway
 - o Disruption to surrounding residential/commercial traffic
 - o Roads/exits/entrances are too small for large vehicles
 - o Lighting is not sufficient to protect on-site assets
 - o Insufficient or significantly degraded POV parking

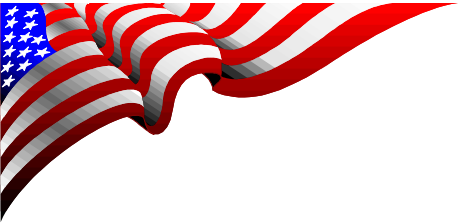


Seattle Armory Site Relocation Requirements



Land Target Area Location



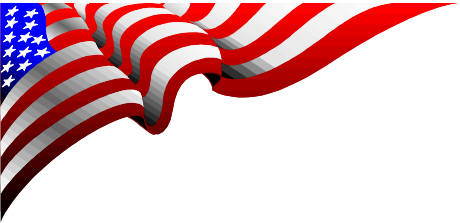


Seattle Armory Site Relocation Requirements

Land Specifications



- Location in King County
- Industrial or Commercial Zoning
- Minimum 25 acres
- Environmentally Clean
- Utility Connections Accessible
- Within 1 mile from I-90 access
- Community support/partnership
- Equipment Parking - 10 acres
- POV Parking - 15 acres

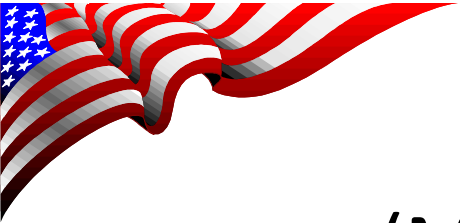


Site Relocation Resource Requirements



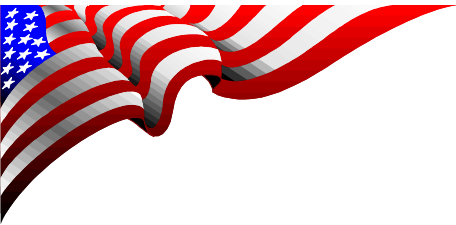
- Readiness Center: 172.5K sq.ft. @ \$65M
- Field Maintenance Site (FMS): 25.7Ksq.ft.@ \$18M
- Storage: 9.6K sq.ft. @ \$2M

Note – Modern terminology for National Guard Armory = Readiness Center

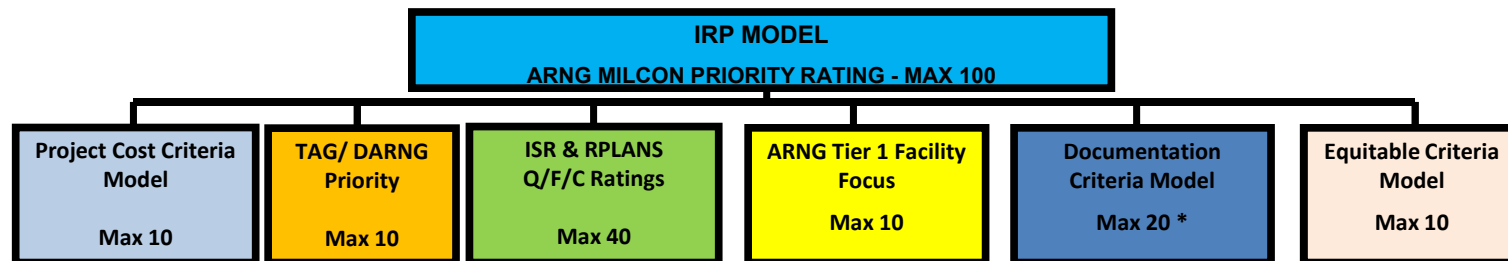


How does Military Construction (MILCON) get Funded & Authorized?

- Infrastructure Requirements Plan (IRP)
 - Future Year Defense Plan (FYDP) Process – President's Budget Request for the Military Construction/Veterans Administration (MILCON/VA) Appropriations Bill
- State Appropriation Requests - Land (100%), Design (25/75%), Construction (25/75%)



Infrastructure Requirements Plan (IRP)



PROJECT COST CRITERIA MODEL	
PROJECT Cost	Score
Less than or equal to \$ 20,000,000	10
\$ 20,000,001 to \$ 25,000,000	6.5
\$ 25,000,001 to \$30,000,000	3.25
\$30,000,001 or 35,000,000	1.125
\$35,000,001 or higher	0

- Projects are scored based on a neutralized cost which is the project cost divided by the area cost factor (ACF).
- States may submit up to three projects as a 'Bundle'.

EQUITABLE CRITERIA MODEL (Deficit, Executability)	
Category	Score
No FYDP projects FY19-24	10
Project in FY19	9
Project in FY20	7.75
Project in FY21	6.25
Project in FY22	4.5
Project in FY23	2.5
Project in FY24	0

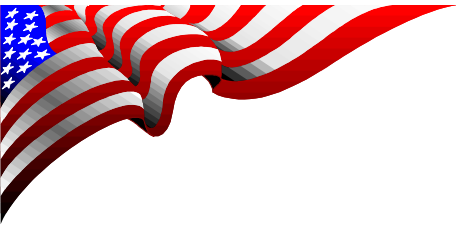
INSTALLATION STATUS REPORT (ISR) and RPLANS CRITERIA MODEL		
C-Rating		Sliding Scale
4	(42-59/19-11); <41= 20	Up to 20
3	(60-69/10-6); (70-79/5-1)	up to 10
1 & 2		0
Q-Rating		
4	(52-59/14-11); <51= 15	up to 15
3	(60-69/10-6); (70-79/5-1)	up to 10
1 & 2		0
F-Rating		
5	Lease	5
4	50-59=3; <49= 4	up 4
3	60-69=2; 70-79=1	up to 2
1 & 2		0

TAG/DARNG PROJECT CRITERIA MODEL	
TAG Priority	Score
#1	10
#2 or lower priorities	0

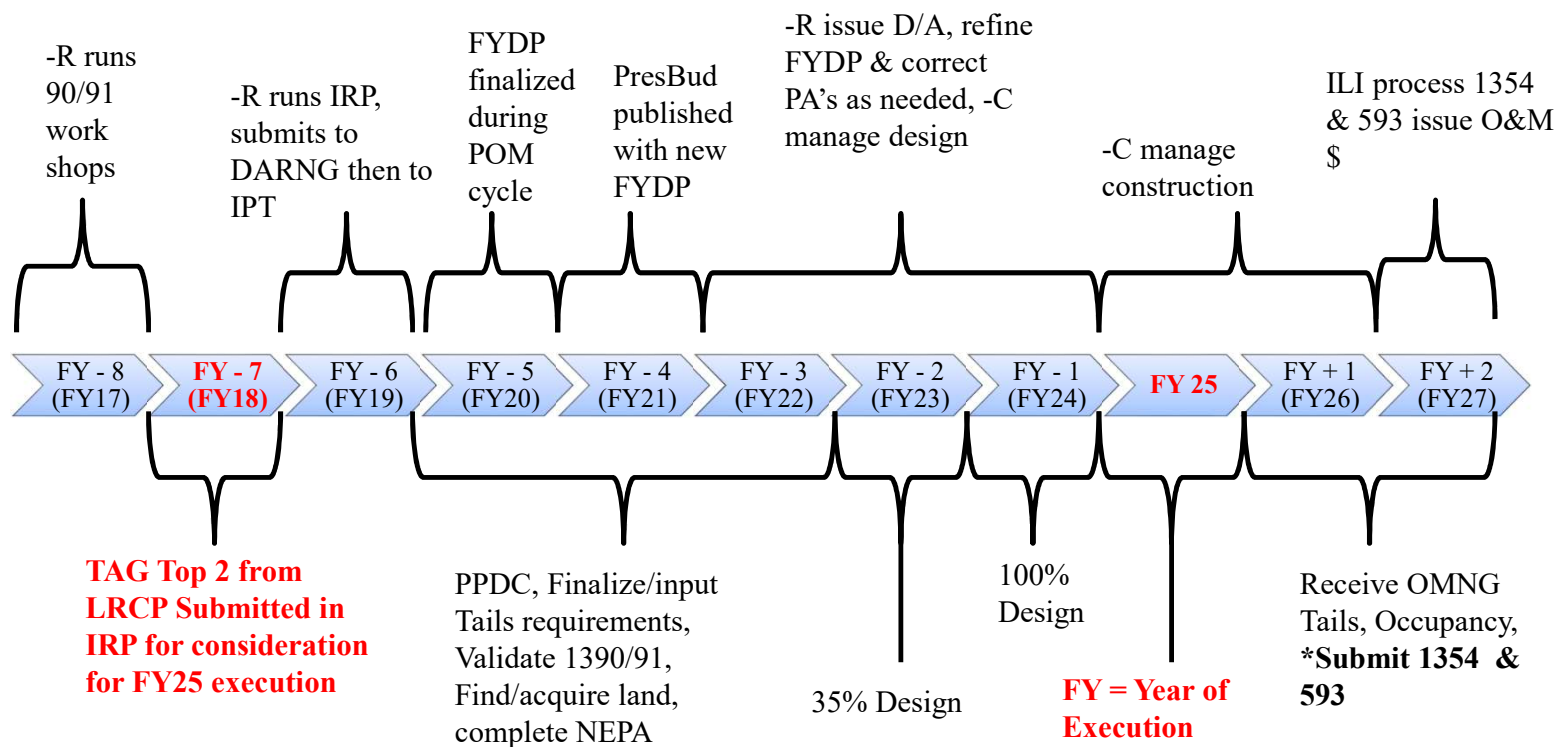
II PEG ARNG TIER 1 FACILITY FOCUS CRITERIA MODEL	
Project addresses an ARNG Tier 1 Facility	10
Project addresses 1/2 point ARNG Tier 1 Facility (TAUV)	5
Project does not address an ARNG Tier 1 focus facility	0

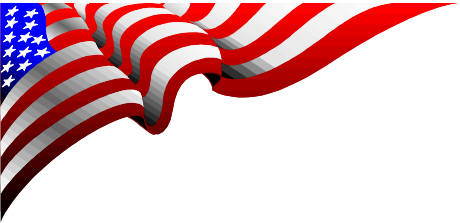
DOCUMENTATION CRITERIA MODEL	
Category	Score
Complete DD1390/91	6.5
ISCE Completed	3.5
Design (State PPDC/Programmatic 10%)	1.5
ECONPACK Completed	1.5
Land	3.5
State Environmental Documents	2
BLCC5	1.5
POM SLIDE/LRCP	-1 *

*-1 per every deficiency at hard lock



The “Perfect” MILCON Timeline

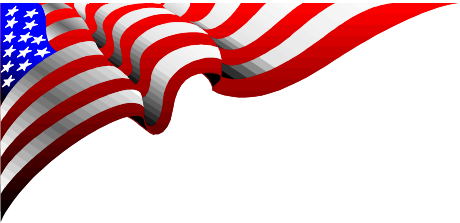




State Appropriation Requests Necessary to Relocated Seattle Armory

- Land Funding = \$4.5M request in FY19-21 Biennium Budget Submission with receipt, if appropriated, by July 2019. Delays in year of appropriation will result in 3%/year cost increases.
- Pre-Design = FY21-23, \$300K (\$75K State / \$225K Fed)*
- Design = FY25-27, \$6.6M (\$1.65M State / \$4.95M Fed)*
- Construction = FY31-33, \$77M (\$20M State / \$57M Fed)*

*Only addresses the Readiness Center if funded through Congressional FYDP



Seattle Armory Unit Personnel / Equipment / Training & Mission Requirements



Personnel

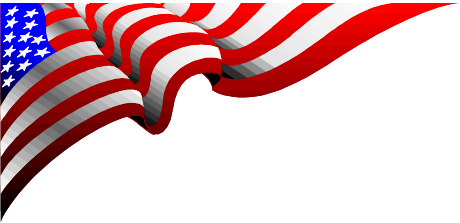
- 81st SBCT makes up nearly one half of the Washington Army National Guard with over 2,900 citizen Soldiers living in communities throughout WA

Equipment

- 6.7K pieces of equipment (not including 227 in rolling stock)
- Nearly 200 trailers (varying types)
- Approximately 43 containers (varying sizes)

Training

- 81st SBCT has participated in multiple state emergencies to include Mt. St. Helens Eruption (1980), Fire Storm (1994), World Trade Organization Riots (1999), SR 530 Mud Slide (2014), as well as numerous fires and floods
- Federal missions include Operation Iraqi Freedom (2001), Operation Enduring Freedom (2001), and Iraq/Kuwait (2008)
- Ongoing missions, transformation, and new equipment fielding keep Soldiers and leaders fully engaged when not deployed
- Significant events in the near future include federal mission Combat Training Center (CTC) rotations and overseas deployments followed by a reset period



Questions and Discussion