



# STATE OF RHODE ISLAND

## FACILITIES BOARD

### Board Meeting Minutes

#### CONVENING THE BOARD

The meeting was convened on 19 May 2021 at 0900 local in a conference room at RIARNG JFHQ Building 330, 2841 South County Trail, East Greenwich, RI 02818. Arrangements were also made for members to participate via audio bridge due to COVID 19.

#### ATTENDANCE:

RIARNG: COL Sean P. McKiernan, MAJ John R. Saporita, SGT Walli Nunez, Mr. Gregory Boyd  
USAR: Mr. William Obyrne (Telephonic), Mr. Jonathan Cruz (Telephonic)  
USMCR: No Representative  
USNR: No Representative  
RIANG: LtCol Kathleen Mahoney (Telephonic)

USAR member William Obyrne mentioned he would be replaced by Jonathan Cruz.

#### ACTION OF THE MINUTES OF THE PREVIOUS MEETING

The board previously reviewed the meeting minutes from 2020 and voted unanimously to accept and approve them.

#### PROJECT SUMMARY (MILCON)

The ARNG gave an update on funded MILCON and UMMC projects. The board agreed none were suitable for joint construction.

PN: 440061 National Guard Readiness Center Addition – Middletown  
(90% Design) ~8,426 SF  
PN: 440060 National Guard Readiness Center Addition – Sun Valley Armory  
(Design 2022, Construct 2023) ~10,000 SF  
PN: 440063 National Guard Readiness Center – North Kingstown  
(FYDP 24) 65,000-93,000 SF

The group also discussed the rising cost of construction due to the pandemic. The ARNG cited a parametric costs estimate of high \$200/SF before to high \$300/SF now.



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USAR stated they are also seeing a massive escalation in costs. ANG cited their estimated costs are over \$500/SF.

The ARNG also discussed the planned projects with the board. The projects were as follows:

PN: 440057                      National Guard Readiness Center – East Bay (MILCON #1)

- Two units (MP + Artillery)
- Bristol or Tiverton Location
- Dispose of Warren and Bristol Armory (State)
- 56,516 SF Building

PN: 440042                      Vehicle Maintenance Shop – Bristol (MILCON #2)

- HHB and A/1-103<sup>rd</sup> FA
- N. Smithfield or Burrillville Location
- Dispose of AMC
- 62,893 SF

PN: 440058                      Vehicle Maintenance Shop – East Bay (MILCON #3)

PN: 440048                      Transient Training Barracks – East Greenwich (CUFR #1)

- Competed at State and Federal Levels
- 107 Beds
- 29,520 SF Barracks
- 3,448 SF Dining
- Camp Fogarty Location
- Dispose of Quonset Huts, Kelley Hall

PN: 441903                      National Guard Readiness Center Addition – Fogarty Armory (UMMC #1)

- 6,000-10,000 SF Addition
- Expanded Motor Pool Space

The board reviewed the projects and found no opportunity for joint construction. The board voted unanimously for unilateral construction.

The USAR did not have any MILCON projects on going or planned in Rhode Island.

The ANG discussed two planned MILCON projects; a headquarters facility inclusive of personnel, medical, and dining functions design estimated at \$28 million in 2024 and the potential for a new 282<sup>nd</sup> Combat Coms facility at Quonset in 10 years (2031). The



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HQ facility is funded at \$23 million and short roughly \$5 million. The dining facility was projects to be dropped from the facility unless the state could fund an additional \$5 million dollars. The CFMO commented there could be potential for some joint development on the medical and dining facility. The ARNG and BCE agreed to have a meeting within the next two weeks to discuss the possibility. The project was moving forward.

| Component | Projects Reviewed | Recommend Joint Construction | Recommend Unilateral Construction | Not Recommended for Construction |
|-----------|-------------------|------------------------------|-----------------------------------|----------------------------------|
| ARNG      | 8                 | 0                            | 8                                 | 0                                |
| USAR      | 0                 | N/A                          | N/A                               | N/A                              |
| USNR      | 0                 | N/A                          | N/A                               | N/A                              |
| USMCR     | 0                 | N/A                          | N/A                               | N/A                              |
| ANG       | 2                 | 0                            | 2                                 | 0                                |
| TOTAL     | 10                | 0                            | 10                                | 0                                |

### PROJECT SUMMARY (FSRM/O&M)

The ARNG discussed three O&M projects planned for pending construction funding.

PN 442019, replacement of the Rotary Wing Parking Apron at Quonset, was approved by NGB and design was 100% complete.

PN 442021, a 400M running track for Camp Fogarty was funded for design in 2021. USAR expressed interest in getting more information for possible joint development. ARNG commented the ANG also had recently built a track at Quonset.

PN 441608, the installation of underground power lines and a back-up generator at Coventry currently under design. The ARNG commented this may next well with the upcoming IEWP. The USAR said they had been going through similar planning.

The ARNG also highlighted an ongoing project to install a 550 KW roof mounted solar array.

The USAR did not have any major O&M projects planned in Rhode Island.

The ANG discussed two projects at Quonset; modular offices for transient space during construction and the demolition of P1.

The board discussed the projects and determined unilateral construction should continue, there are no underutilized facilities meeting the requirement.



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### REAL ESTATE ACQUISITION OPPORTUNITIES

The ARNG briefed they had one requirement for new real estate. This was for the MILCON TAG #1 – an East Bay Readiness Center. The ARNG is completing a feasibility study on sites in Bristol and Tiverton.

The ARNG asked to the status of Fort Greene (USAR) in Narragansett, RI. The USAR said they still have a small element stationed there but will get us an answer on long term stationing.

The ARNG also expressed interest in the ANG Site in North Smithfield once the 282<sup>nd</sup> moves to Quonset.

The USAR had no planned real estate acquisitions.

The ANG had no planned real estate acquisitions.

### REAL ESTATE DIVESTITURES

The ARNG briefed the planned demolition and Pound Hill Road Site in North Smithfield which would not involve divesting the real estate, just razing of the structures.

The ARNG also briefed the planned divestiture of two state sites, one in Woonsocket and one in Warren.

The USAR had no other divestitures other than AMSA 68.

The ANG had no divestitures in the near term. The ANG briefed the movement of the 282<sup>nd</sup> to Quonset was still 10 years out.

### CAMP FOGARTY AREA DEVELOPMENT PLAN

The ARNG briefed an ADP Charrette was conducted two weeks earlier at Camp Fogarty. A draft copy of the Preferred Development Plan was distributed via email. The ARNG commented that potential areas of joint development could be the multi-purpose range complex or possible H2F facility. The ANG expressed interest in the ranges. The ARNG asked the USAR and ANG to send an email if interested and it would be added to the ADP report.

### OTHER BUSINESS/ALIBIS

The ARNG CFMO noted there may be future opportunity for joint development in the medical area.

### NEXT MEETING

The next meeting of the State Facilities Board is tentatively scheduled for 18 May 2022 at 0900 hrs.



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## FACILITIES BOARD

### ADJOURNMENT

The Rhode Island State Facilities Board was adjourned at 0946 hrs.

### AUTHENTICATION

RIARNG will collated the official minutes of the board and seek signatures from the representatives present.

RIARNG will post the minutes, project list, and authentication pages to the OSD SFB website, as well as provide a copy to the membership of the board.

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(ARNG)

N/A

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(NAVY RESERVE)

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(USAR)

N/A

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(USMC RESERVE)

N/A

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(ANG)

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(AIR FORCE RESERVE)



# STATE OF RHODE ISLAND

## FACILITIES BOARD

### BOARD MEMBERSHIP

STATE FACILITIES BOARD  
(STATE OF RHODE ISLAND)

Term of Current Board – 26 May 19 – 26 May 20

#### Army Guard

|                  |                     |                                                                                    |
|------------------|---------------------|------------------------------------------------------------------------------------|
| Principal Member | Name                | COL Sean McKiernan                                                                 |
|                  | Component           | ARNG                                                                               |
|                  | Work/office Address | Command Readiness Center,<br>645 New London Avenue<br>Cranston, Rhode Island 02920 |
|                  | City, State, Zip    |                                                                                    |
|                  | Phone               | (401) 275-4664                                                                     |
| Alternate Member | E-mail              | <a href="mailto:sean.p.mckiernan.mil@mail.mil">sean.p.mckiernan.mil@mail.mil</a>   |
|                  | Name                | MAJ John R. Saporita                                                               |
|                  | Component           | ARNG                                                                               |
|                  | Work/office Address | Command Readiness Center,<br>645 New London Avenue<br>Cranston, Rhode Island 02920 |
|                  | City, State, Zip    |                                                                                    |
|                  | Phone               | (401) 275-4031                                                                     |
|                  | E-mail              | <a href="mailto:john.r.saporita.mil@mail.mil">john.r.saporita.mil@mail.mil</a>     |

#### Army Reserve

|                  |                     |                                                                                  |
|------------------|---------------------|----------------------------------------------------------------------------------|
| Principal Member | Name                | Mr. William Obyrne                                                               |
|                  | Component           | USAR                                                                             |
|                  | Work/office Address | 99th RSC, 5231 South Scott Plaza<br>Fort Dix, NJ 08640-5062                      |
|                  | City, State, Zip    |                                                                                  |
|                  | Phone               | (609) 562-7922                                                                   |
| Alternate Member | E-mail              | <a href="mailto:William.p.obyrne.civ@mail.mil">William.p.obyrne.civ@mail.mil</a> |
|                  | Name                | Mr. Tony J. Bilello                                                              |
|                  | Component           | USAR                                                                             |
|                  | Work/office Address | 99th RSC, 5231 South Scott Plaza<br>Fort Dix, NJ 08640-5062                      |
|                  | City, State, Zip    |                                                                                  |
|                  | Phone               | (718) 631-6183                                                                   |
|                  | E-mail              | <a href="mailto:tony.j.bilello.civ@mail.mil">tony.j.bilello.civ@mail.mil</a>     |

#### Navy Reserve

|                  |                     |                                                                              |
|------------------|---------------------|------------------------------------------------------------------------------|
| Principal Member | Name                | Daniel L. Sullivan                                                           |
|                  | Component           | NAVFAC PWD, Newport                                                          |
|                  | Work/office Address | 9742 Maryland Avenue<br>Newport, RI 02841                                    |
|                  | City, State, Zip    |                                                                              |
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## FACILITIES BOARD

|                  |                     |                                                                      |
|------------------|---------------------|----------------------------------------------------------------------|
| Alternate Member | Name                | Joanne S. Galuska                                                    |
|                  | Component           | NAVFAC PWD Newport                                                   |
|                  | Work/office Address | 9742 Maryland Avenue                                                 |
|                  | City, State, Zip    | Newport, RI 02841                                                    |
|                  | Phone               | (401) 841-3842                                                       |
| Alternate Member | E-mail              | <a href="mailto:joanne.galuska@navy.mil">joanne.galuska@navy.mil</a> |
|                  | Name                | Gregory Souza, P.E.                                                  |
|                  | Component           | NAVFAC Mid-Atlantic,                                                 |
|                  | Work/office Address | Naval Station Newport                                                |
|                  | City, State, Zip    | 1 Simonpietri Drive                                                  |
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### Marine Corps Reserve

|                  |                     |                                                                            |
|------------------|---------------------|----------------------------------------------------------------------------|
| Principal Member | Name                | MAJ Matthew Dagostino                                                      |
|                  | Component           | United States Marine Corps Reserve                                         |
|                  | Work/office Address | 2000 Opelousas Suite 2E1114                                                |
|                  | City, State, Zip    | New Orleans, LA 70146-5000                                                 |
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| Alternate        | E-mail              | <a href="mailto:matthew.dagastino@usmc.mil">matthew.dagastino@usmc.mil</a> |
|                  | Name                | Mr. Ed Maguire                                                             |
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|                  | E-mail              | <a href="mailto:edward.maguire@usmc.mil">edward.maguire@usmc.mil</a>       |
|                  | Name                | Mr. Charles Wyatt                                                          |
|                  | Component           | United States Marine Corps Reserve                                         |
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|                  | E-mail              | <a href="mailto:Charles.wyatt@usmc.mil">Charles.wyatt@usmc.mil</a>         |
|                  | Name                | Mr. Joseph Meynier                                                         |
|                  | Component           | United States Marine Corps Reserve                                         |
| Alternate        | Work/office Address | 2000 Opelousas Suite 2W2100                                                |
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# STATE OF RHODE ISLAND

## FACILITIES BOARD

### Air National Guard

Principal

Name

LtCol Kathleen Mahoney

Component

Air National Guard

Work/office Address

2 Hercules Drive

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North Kingstown, RI 02852

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