



DEPARTMENT OF THE ARMY
JOINT FORCE HEADQUARTERS VIRGIN ISLANDS NATIONAL GUARD
9201 ESTATE SLOB
KINGSHILL VI 00850-9731

NGVI-CFM

April 5, 2023

MEMORANDUM FOR ATTENDEES

SUBJECT: VIARNG State Facilities Board Meeting Minutes

1. The VIARNG State Facilities Board meeting was held on 4 April 2023 at 1000 hours via Teams.

2. Present at the meeting were:

a. Col. Mathurin-Lee, Glenda	DOJS	Guest
b. COL Lobbenmeier, Deborah	USPFO	Guest
c. Lt. Col. Fechter, Kenneth	CDR, 285 th CES	Member
d. Mr. Soto-Maldonado, Gilbert	Mgmt. Analyst, 1 st MSC	Member
e. Mr. Todman, Byron A.	CFMO	Chairman
f. Maj. Burton, Raymond	Deputy CDR, 285 th CES	Guest
g. Mr. Eilerman, Matthew	CFMO Design Specialist	Guest

3. Mr. Todman opened the meeting with the introduction of everyone present.

4. The responsibilities of the Board were reviewed.

5. MILCON Projects discussion:

a. PN 520052: Vehicle Maintenance Shop (VMS) at Estate Bethlehem. Bids were solicited in September 2022. The bids came in significantly higher than the available funds. The project was cancelled and is now going back through the MILCON submission process.

b. PN 520053: Vehicle Maintenance Shop (VMS) at Estate Nazareth. Bids were solicited in September 2023. A contract has been awarded with construction scheduled to begin this month.

c. PN 520047: New Army Aviation Support Facility (AASF). This project is in the initial stages of design.

d. PN 520080: New Civil Support Team (CST) Ready Building. This project is in the initial stages of design.

6. SRM Projects discussion:

- a. Repair of Modified Small Arms Range. Repair of this facility is being programmed for 2024.
- b. Installation of the emergency generator for the LTC Lionel A. Jackson Readiness Center is in progress.
- c. Replacement of exterior lights at the United States Property and Fiscal Office (USPFO) and LTC Lionel A. Jackson (LAJ) Readiness Center. This project is in progress and will be completed in the next few months.
- d. Replacement of exterior lights at Joint Force Headquarters (JFHQ), Regional Training Institute (RTI) and Access Control Point (ACP). This project is in progress and will also be completed in the next few months.

7. Long-Range Plan Discussion: The projects shown on this list are projected for 2024 and 2025.

Maj. Burton inquired about the priority of the projects on the list. The projects are not in any specific order.

8. Mr. Todman presented a conceptual layout of the Estate Bethlehem site. The four (4) buildings clustered together are part of the vehicle maintenance shop facility. The running track and associated building are only for layout purposes. There are no definite plans at this time.

9. USAR Projects discussion:

Mr. Soto-Maldonado had no projects to present.

Mr. Soto-Maldonado inquired about the MOU/MOA between the Virgin Islands National Guard and the Army Reserves and requested a copy of the document. He has also requested a copy of the slide. Mr. Todman noted that he will into the MOU/MOA and provide the requested documents.

10. VIANG Projects discussion:

- a. Maj. Burton noted that things are different from the past few years. The Air Guard is working on finalizing their installation development plan (IDP) which will be the guiding document moving forward.
- b. One concept is to renovate the buildings or demolish and rebuild. In December, a meeting was held with stakeholders, NGB representatives and an NGB contractor to look at opportunities for work to be done.

c. Maj. Burton provided an overview of the facility. There are some development constraints at the facility. There are rocks in some areas and a drain that needs to remain. There is also a section of the property that has a great slope. The constraints are not a total impediment to construction. There are some areas that are considered non-developable because of the rock and the slope.

d. Aspects of the projects will include replacement of the copper lines and installation of new shutoffs. The projects will also include construction of a new solar array in the non-developable area.

e. The concepts will be presented to the TAG for his consideration and the selected concept will be presented to NGB next week.

f. The Air Guard will be willing to perform the programming and management for the new running track. NGB supports this joint effort. The Army Guard will have to pick up 90% of the cost and the Air Guard will contribute the other 10%. The execution will be similar to the JISCC Garage.

g. The Air Guard is also interested in making the MSAR a joint use project. A team from NGB is scheduled to come down in early May 2023 to inspect the MSAR.

11. Ltc. Fechter stated that if the team from NGB approves everything, one of the supporting documents that would be required is a copy of the FUB minutes that reflects that the TAG has chosen the Air National Guard MILCON projects for his outyear programming.

12. Ltc. Fechter also noted that we need to discuss how we can incorporate the joint use gate in the design and construction of the new AASF and CST facilities.

13. COL Lobbenmeier noted that we need to have a discussion with the TAG in reference to a call she received about the possibility of descoping the AASF and CST projects because of the shortage of funds. The NGB G-9 has stated that there are no more funds available to support the cost of inflation and the increase in construction costs. The G-9 will be visiting this month and that is likely to be a topic of discussion.

14. Meeting adjourned at 1100 hours.

15. The next meeting will be held in March 2024 – date and time to be determined.

BYRON A. TODMAN
CFMO-VI



Virgin Islands National Guard



STATE FACILITIES BOARD MEETING

APRIL 4, 2023
10:00 a.m. Microsoft Teams



Virgin Islands National Guard



RESPONSIBILITIES:

- TO REVIEW CURRENT AND FUTURE VING CONSTRUCTION PROJECTS AND IDENTIFY ANY POTENTIAL IMPACTS ON OTHER COMPONENTS
- TO REVIEW OPPORTUNITIES FOR JOINT USE FACILITIES
- TO REVIEW AND COMMENT ON CONSTRUCTION PROJECTS PROPOSED FOR INCLUSION IN THE MILCON PROGRAM
- TO IDENTIFY PROJECTS THAT COULD BE JOINTLY FUNDED USING O&M AND UMMC FUNDS



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AGENDA:

- Introductions
- MILCON Projects
- SRM Projects
- Long Range Construction Plan
- USAR Projects
- VIANG Projects
- Closing Comments
- Next Meeting



Virgin Islands National Guard



MILCON PROJECTS

1. PN 520052: New Vehicle Maintenance Shop (VMS) at Estate Bethlehem. Ancillary structures include an enclosed vehicle storage building, material storage building and pump house. This project is being routed back through the MILCON process. Estimated cost of \$73M. (Unilateral)
2. PN 520053: New Vehicle Maintenance Shop (VMS) at Estate Nazareth. Estimated cost of \$8.67M. (Unilateral)
3. PN 520047: New Army Aviation Support Facility (AASF). Estimated cost of \$28M. (Unilateral)
4. PN 520080: New Civil Support Team (CST) Ready Building. Estimated cost of \$11.4M. (Unilateral)



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SRM PROJECTS

1. Repair of the Modified Small Arms Range (MSAR) (Joint)
2. Installation of a new emergency generator at LTC Lionel A. Jackson Readiness Center (Unilateral)
3. Replacement of exterior lights at United States Property and Fiscal Office and LTC Lionel A. Jackson Readiness Center (Unilateral)
4. Replacement of exterior lights at Joint Force Headquarters, Regional Training Institute and Access Control Point (Unilateral)
5. JOC to USPFO Office conversion (Unilateral)
6. Installation of a new emergency generator at SFC Leonard B. Francis Readiness Center (Unilateral)



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HIGHLIGHTS OF THE LONG-RANGE PLAN

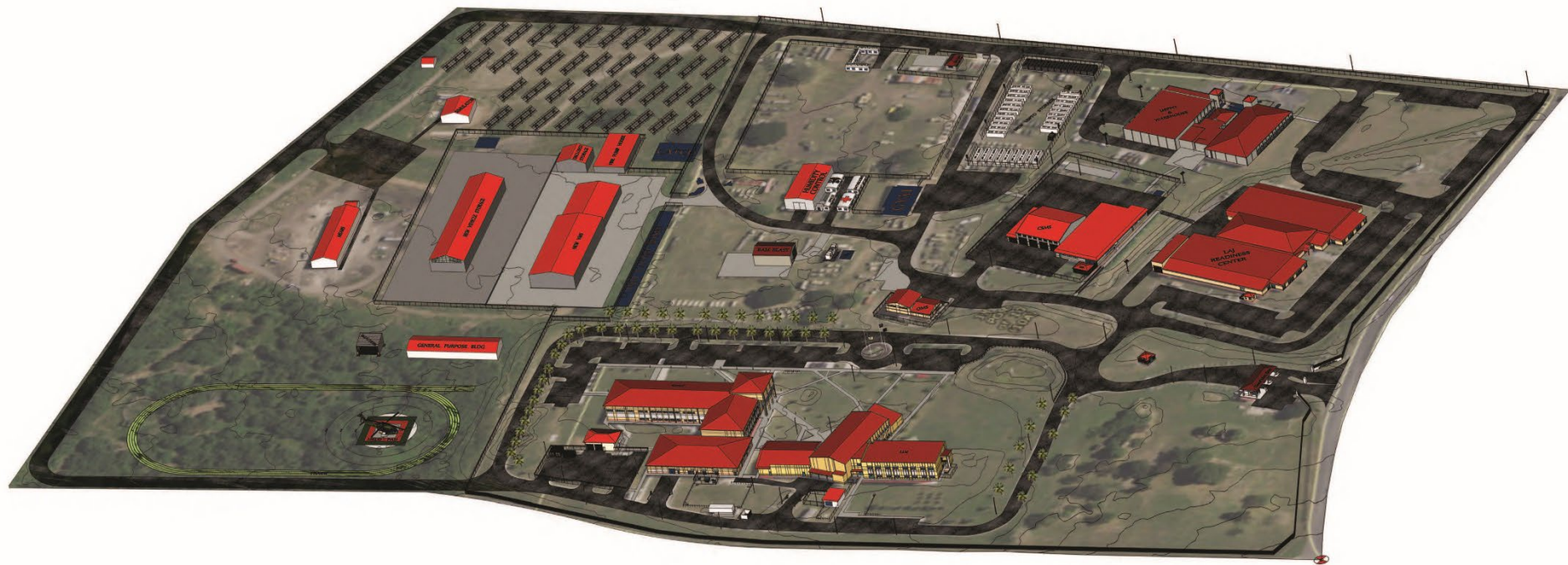
1. Access Control Facility Rehabilitation – Estate Nazareth
2. CSMS Fencing Replacement
3. LTC LAJ Readiness Center Fire Alarm System Upgrade
4. Addition/alteration of LTC LAJ Readiness Center
5. Construction of Reserve Center at Estate Nazareth
6. Construction of USPFO Equipment Holding Area
7. Construction of Retaining Walls at Estate Nazareth
8. CSMS Building Interior Renovation



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For Conceptual and Orientation Purposes





STATE FACILITIES BOARD PRESENTATION

AIR NATIONAL GUARD – 285 CES

Exceed the Standard



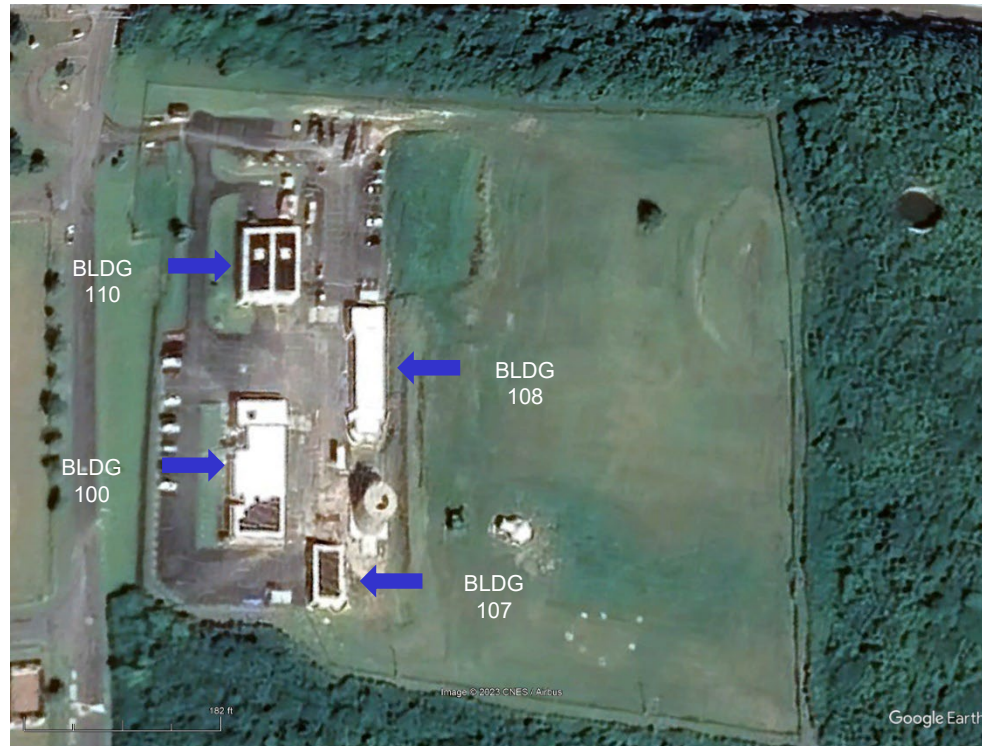
Installation Development Plan



- **STX ANG STATION** Currently undergoing Installation Development Plan (IDP)
- **The IDP provided four concepts. VI-Team narrowed it to two concepts**
- The concepts are based on the Findings, Program Needs, and stakeholder input developed during the Planning Workshop conducted 6-8 December 2022. The Development Concept Proposal consolidate mission support functions in appropriately sized and configured facilities to improve safety increase operational efficiencies, and allow for expansion opportunities.
- Additionally, each concept proposes the construction or expansion of a vehicle storage shed, which would provide adequate overhead protection to extend the lifecycle of the equipment



STX ANG STATION



Exceed the Standard



Development Constraints



Exceed the Standard



Development Constraints



- As shown in *Figure 4-1: Development Constraints*, topography and drainage are the primary constraints that could limit development potential for 285 CES. The terrain surrounding the site includes a rock wall at the west and south of the installation, as well as behind Building 108. Though the installation boundary extends beyond the eastern rock wall, the hill behind Building 108 greatly impedes any expansion of the existing installation footprint.
- Swales on the western and eastern side of Building 110, as well as behind Building 108, are part of the drainage infrastructure for the installation. These swales can back up with storm water and leak into the surrounding buildings, potentially damaging equipment and the structural integrity of the facilities.



Developable Areas



Exceed the Standard

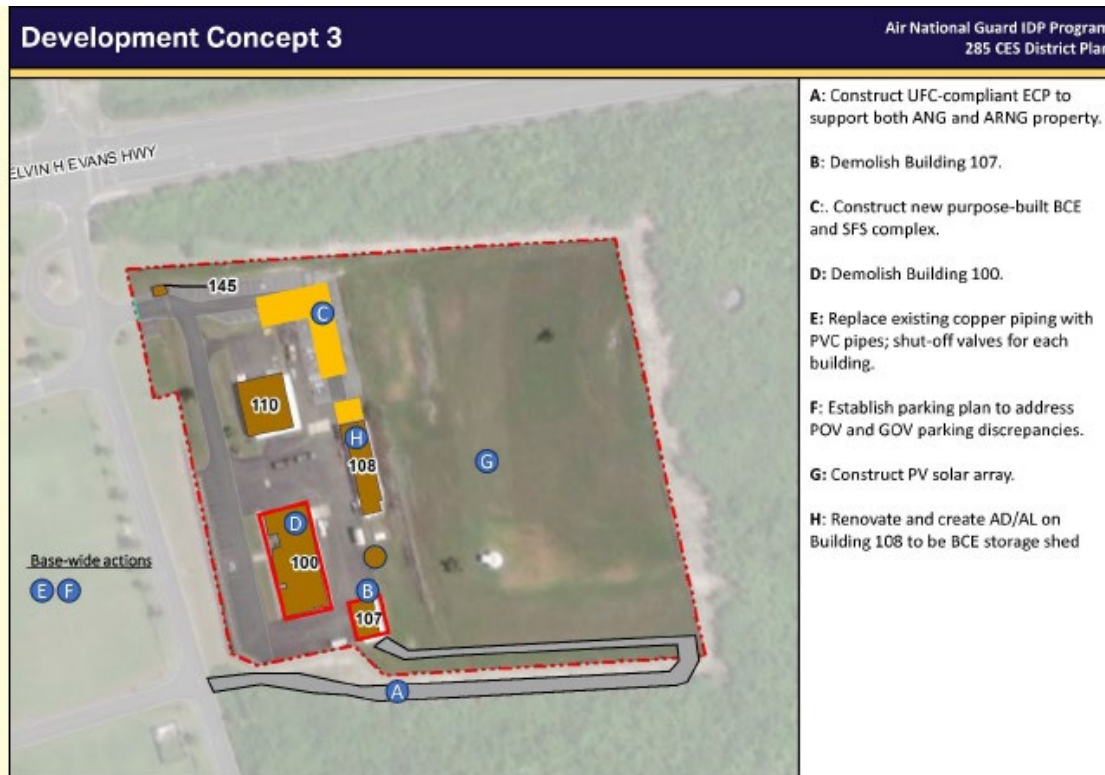


Developable Areas

- Any future expansion requiring additional land will be constrained by the major hill and steep rock walls on site. The area requiring the least effort for development lies between Buildings 107 and 108, where the ground is sloped but developable.
- Areas requiring moderate effort for development are more heavily sloped near the bottom of the hill, along the southern perimeter of the installation and will require more grading effort.
- Most of the undeveloped areas of the installation, the hillside occupying the northeast corner of the installation, would require extensive effort for development, due to the substantial grading needed. Non-developable areas are constrained by the rock walls and steep slopes that surround the existing buildings and pavement; refer to *Figure 4-2: Developable Areas*.



Development Concept 3





Development Concept 4

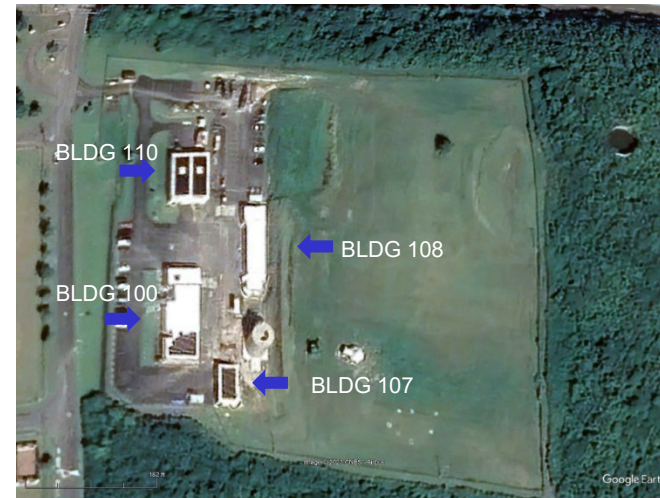




IDP SUMMARY



- The most feasible solution is most likely a combination of Concept 3 and Concept 4.
- The project would involve:
 - Demolition of BLDG 100 and Construct a new BLDG
 - Demolition of BLDG 108, Construct a new BLDG
 - Demolition of BLDD 107 or 110 , Construct new BLDG
 - Construct new Joint Use Gate or Demolish and rebuild existing Gate
 - Construct Solar Array on undevelopable land using new and existing panels





FUTURE PROJECTS AT ESTATE BETHLEHEM



- Construct Running Track at Estate Bethlehem, (90% ARMY, 10% Air)
- Renovate Existing Facility to meet Air Force Requirement



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NEXT MEETING?