



1. COMPONENT ARNG	<b>FY 2023 GUARD AND RESERVE MILITARY CONSTRUCTION</b>				2. DATE 18 Nov 20																																																	
3. INSTALLATION AND LOCATION  WEST DES MOINES, IA					4. AREA CONSTR COST INDEX  1.08																																																	
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3. INSTALLATION AND LOCATION WEST DES MOINES, IA		4. PROJECT TITLE National Guard Readiness Center		
5. PROGRAM ELEMENT 0505896A	6. CATEGORY CODE 17180	7. PROJECT NUMBER 86487 190191	8. PROJECT COST (\$000) 15,000	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
<b>PRIMARY FACILITIES:</b>		-	-	15807
17180 Readiness Center	SF	57,002	226.66	( 12920 )
44228 Controlled Waste Facility	SF	330	124.64	( 41 )
44240 Flammable Materials Facility	SF	220	130.58	( 29 )
81160 Backup/Emergency Generator	EA	1	150,000.00	( 150 )
85210 Rigid Pavement for MEP	SY	15,575	66.30	( 1033 )
81122 Electric Power, Photovoltaic	EA	1	480,000.00	( 480 )
82187 Heating Plant, Geothermal	EA	1	836,000.00	( 836 )
00005 Sustainability / Energy Measures	LS	-	-	( 318 )
<b>SUPPORTING FACILITIES:</b>		-	-	2623
85225 Rigid Pavement for Operations	SY	7,219	66.30	( 479 )
85215 Flexible Paving	SY	7,910	66.30	( 524 )
87210 Security Fencing	LF	1,804	38.76	( 70 )
85220 Curbing (Rigid)	LF	2,103	28.56	( 60 )
85220 Sidewalks	SY	1,017	28.56	( 29 )
14955 Wash Platform	LS	-	-	( 90 )
81230 Exterior Security Lighting	LS	-	-	( 106 )
14970 Loading Ramp	LS	-	-	( 80 )
69030 Detached Facility Sign	EA	1	12,000.00	( 12 )
84330 Exterior Fire Protection	LS	-	-	( 146 )
82410 Utilities: Gas	LS	-	-	( 76 )
81242 Utilities: Electric	LS	-	-	( 76 )
84210 Utilities: Water	LS	-	-	( 76 )
83210 Utilities: Waste Water/Sewer	LS	-	-	( 76 )
69010 Flagpoles	EA	2	8,874.00	( 18 )
87110 Stormwater Drainage	LS	-	-	( 97 )
00000 Refuse Collection Facility	LS	-	-	( 21 )
13260 Information Systems	LS	-	-	( 61 )
93220 Site Improvement	LS	-	-	( 487 )

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14915 Anti-Terrorism/Force Protection	LS	-	-	(	39 )
<b>TOTAL CONSTRUCTION COST</b>		-	-	<u>18430</u>	
Contingencies (5.0%)		-	-	(	922 )
Supervision, Inspection and Overhead (3.0%)		-	-	(	553 )
Commissioning (0.6%)		-	-	(	95 )
<b>TOTAL PROJECT COST</b>		-	-	<u>20000</u>	
State Share		-	-	(	5000 )
<b>TOTAL FEDERAL COST</b>		-	-	<u>15000</u>	
<b>TOTAL FEDERAL COST (ROUNDED)</b>					15,000
Equipment Funded Other Appr (Non-Add)				(	1403 )
10. DESCRIPTION OF PROPOSED CONSTRUCTION  A specially designed National Guard Readiness Center of permanent construction. The National Guard Readiness Center includes the following items that are integral to the facility; Backup/Emergency Generator, Organizational Vehicle Parking (Paved), Controlled Waste Facility, Flammable Materials Facility, Heating Plant (Geothermal), and Electric Power (Photovoltaic). Comprehensive interior design services are requested. This facility will be designed to meet Industry Standards as well as all local, State, and Federal building codes and as per 42 U.S. Code 4154. Construction will include all utility services, information systems, fire detection and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas and site improvements. Facilities will be designed to a minimum life of 50 years in accordance with DoD's Unified Facilities Code (UFC 1-200-02) including energy efficiencies, building envelope and integrated building systems performance as per ASA(IE&E) Sustainable Design and Development Policy update 2017. Access for individuals with disabilities will be provided. Antiterrorism measures in accordance with the DoD Minimum Antiterrorism for building standards will be provided. This project will comply with the Army 1 SQFT for 1 SQFT disposal policy through the disposal of 58,323 SQFT.  MISSION: CURRENT                      A/C TONNAGE: 191					
11. REQUIREMENT:	57,552 SF	Adequate:	0 SF	Substandard:	0 SF
	5,347 m2		0 m2		0 m2

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<p>1. PROJECT: To construct a 57,552 SQFT Readiness Center that supports individual and collective training as well as administrative, automation and communications, and logistical requirements for the IAARNG. This facility will be built on the State of Iowa Military Reservation in West Des Moines, IA. (Current Mission)</p> <p>2. REQUIREMENT: This facility is designed to meet space requirements for the 1168th Transportation Company (WQS9AA) and B CO, 1-168th Infantry Battalion (WP5UB0). This readiness center would provide maximum possible room for Soldiers and their unit equipment to conduct training for both their federal and state missions. A new readiness center at this location in the heart of Iowa's most recruit dense community meets the intent of The Readiness Center Transformation Master Plan. Current facilities statewide are short authorized square footage and deficient in quality.</p> <p>3. CURRENT SITUATION: This project is critical to the state of Iowa due to the current situation of Iowa's changing demographics. Iowa's population is moving from more rural areas to metropolitan areas. Des Moines and its surrounding communities are some of the fastest growing communities in the nation. The IA ARNG is looking to rebalance our facilities and force structure by building a new readiness center, located on the southern side of West Des Moines to better match Iowa's current and projected future demographics. This readiness center would allow Iowa to close two readiness centers in Iowa which are poorly sited demographically. These facilities are also some of the worst in Iowa in quality and adequate space.</p> <p>The site for this project is in the possession of the state of Iowa. Currently, the state of Iowa has begun the environmental assessment on this project. The facilities where the current operations are being conducted were constructed in 1956 and 1957.</p> <p>The consolidation of the 1168th Transportation Company to a larger metropolitan area will likely result in many Soldiers eventually traveling less distance to drill. The current dispersed situation of the company requires some Soldiers to drive larger distances to get to their IDT weekends.</p>		

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<p>This can cause Soldiers to have to operate equipment during training on less sleep than optimal. All of these factors combined could lead to the possibility of a catastrophic accident if this situation continues. Construction of the new Readiness Center is likely to decrease the likelihood of such an event.</p> <table border="1" data-bbox="240 674 1421 856"> <thead> <tr> <th>Site Code</th> <th>Site UID</th> <th>Cat Code</th> <th>FACNO</th> <th>ISR-I Year</th> <th>F Rating</th> <th>Q Rating</th> <th>C Rating</th> <th>Local Name</th> </tr> </thead> <tbody> <tr> <td>19A20</td> <td>3886</td> <td>17180</td> <td>ARMRY</td> <td>2018</td> <td>F4</td> <td>Q1</td> <td>C4</td> <td>Audubon Armory</td> </tr> <tr> <td>19D40</td> <td>7261</td> <td>17180</td> <td>ARMRY</td> <td>2018</td> <td>F3</td> <td>Q1</td> <td>C4</td> <td>Shenandoah Armory</td> </tr> <tr> <td>19D05</td> <td>6742</td> <td>17180</td> <td>ARMRY</td> <td>2018</td> <td>F3</td> <td>Q1</td> <td>C4</td> <td>Perry Armory</td> </tr> <tr> <td>19C50</td> <td>6095</td> <td>17180</td> <td>ARMRY</td> <td>2018</td> <td>F4</td> <td>Q3</td> <td>C4</td> <td>Marshalltown Armory</td> </tr> </tbody> </table> <p>4. IMPACT IF NOT PROVIDED: If this project is not provided the Iowa ARNG will not be able to master plan in order to execute the findings of the Readiness Center Transformation Master Plan. Master Planning has identified where and when to replace antiquated facilities, and without the ability to program new MILCON, the Adjutant General will not be able to execute his Installations Vision of providing ready units for Federal and State mobilization. The CFMO will have to continue to invest critical funding into facilities that are poorly sited demographically and not able to recruit and train the modern digital Army Force. These older facilities are energy inefficient and do not support the Army's efforts for greater energy efficiency. These facilities are not capable of supporting the IT/Digital networks that support our soldiers training. Older facilities do not support modern code for safety, ADA and AT/FP. A new RC for these units supports all the Army's future force efforts. Not having this project will affect Unit Readiness by failing to meet the recruiting requirements due to poor demographics. Not having this project will affect the O&amp;M costs by diluting these funds to continue to maintain facilities in low population density areas. Not having this project will affect OPTEMPO by forcing units to cross-level to fill unit vacancies and reduced readiness ratings. Not having this project will affect Equipment Maintenance by stationing units away from their State Training Center and FMS's. Lack of Military Parking at these locations will also affect Soldiers ability to train.</p> <p>5. ADDITIONAL: Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed in the Army Sustainable Design and Development Policy complying with applicable laws and executive orders.</p>			Site Code	Site UID	Cat Code	FACNO	ISR-I Year	F Rating	Q Rating	C Rating	Local Name	19A20	3886	17180	ARMRY	2018	F4	Q1	C4	Audubon Armory	19D40	7261	17180	ARMRY	2018	F3	Q1	C4	Shenandoah Armory	19D05	6742	17180	ARMRY	2018	F3	Q1	C4	Perry Armory	19C50	6095	17180	ARMRY	2018	F4	Q3	C4	Marshalltown Armory
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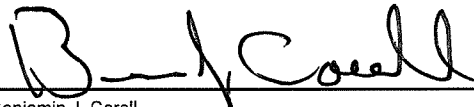
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6. PHYSICAL SECURITY: This project has been coordinated with the installation physical security plan, and all physical security measures are included.
7. ANTITERRORISM/FORCE PROTECTION: This project has been coordinated with the installation antiterrorism plan. Risk and threat analyses have been performed in accordance with DA Pam 190-51 and TM 5-853-1, respectively. Protective measures required by regulation and the minimum standards as required by UFC 4-010-01 (Department of Defense Minimum Antiterrorism Standards for Buildings) are needed. These requirements are included in the description of construction and cost estimate.
8. ECONOMIC ANALYSIS: Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement.
9. JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.

02 MAR 2021  
Date

  
Benjamin J. Corell  
Major General  
The Adjutant General

AT/FP POC: Mr. Doug Rossell/(515) 252-4183

CFMO: COL John Perkins/(515) 252-4316

<p>12. SUPPLEMENTAL DATA</p> <p>a. Estimated design data:</p> <p>(1) Status:</p> <p>(a) Date Design Started.....<u>Feb/2021</u></p> <p>(b) Percent Complete as of January 2022.....<u>65%</u></p> <p>(c) Date Design 35% Complete.....<u>Jun/2021</u></p> <p>(d) Date Design Complete.....<u>Oct/2022</u></p> <p>(e) Parametric Cost Estimating Used to Develop Cost.....<u>No</u></p> <p>(f) Type of Design Contract.....<u>Design - Bid - Build</u></p> <p>(2) Basis:</p> <p>(a) Standard or Definitive Design.....<u>No</u></p> <p>(b) Where Design Was Most Recently Used.....<u>N/A</u></p>
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12. SUPPLEMENTAL DATA (CONT) (3) Total Cost (c)=(a)+(b) or (d)+(e):.....(\$000) (a) Production of Plans and Specifications..... <u>1106</u> (b) All Other Design Costs..... <u>627</u> (c) Total..... <u>1733</u> (d) Contract..... <u>1733</u> (e) In-house..... <u>0</u> (4) Construction Award..... <u>MAR/2023</u> (5) Construction Start..... <u>APR/2023</u> (6) Construction Completion..... <u>MAR/2025</u> (7) Estimated Percent Complete as of 01 Jan 2022 [Budget Year].... <u>65%</u> (8) Estimated Percent Complete as of 01 Oct 2023 [Program Year].. <u>100%</u>																														
<p>Energy and Life Cycle Costs : An energy study and life cycle cost analysis will be documented during the final design.</p> <p>b. Equipment associated with this project which will be provided from other appropriations:</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Equipment Nomenclature</th> <th style="text-align: left; border-bottom: 1px solid black;">Procuring Appropriation</th> <th style="text-align: left; border-bottom: 1px solid black;">Fiscal Year Appropriated or Requested</th> <th style="text-align: left; border-bottom: 1px solid black;">Cost (\$000)</th> </tr> </thead> <tbody> <tr> <td>ISC Equipment</td> <td>OPA</td> <td>2024</td> <td>252</td> </tr> <tr> <td>ISCE Proponent</td> <td>OMNG</td> <td>2024</td> <td>297</td> </tr> <tr> <td>F F &amp; E</td> <td>OMNG</td> <td>2024</td> <td>750</td> </tr> <tr> <td>Kitchen Equipment (Type C)</td> <td>OMNG</td> <td>2024</td> <td>50</td> </tr> <tr> <td>ESS (171R)</td> <td>OPA</td> <td>2024</td> <td>54</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Total:</td> <td style="border-top: 1px solid black;">1403</td> </tr> </tbody> </table> <p>Point of Contact: CFMO IA, 515-252-4767</p>			Equipment Nomenclature	Procuring Appropriation	Fiscal Year Appropriated or Requested	Cost (\$000)	ISC Equipment	OPA	2024	252	ISCE Proponent	OMNG	2024	297	F F & E	OMNG	2024	750	Kitchen Equipment (Type C)	OMNG	2024	50	ESS (171R)	OPA	2024	54			Total:	1403
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<p style="text-align: center;"><b>Detailed Requirement Statements</b></p> <p>1. GENERAL: This project is programmed to provide the full requirements of scope at 57,552 SQFT.</p> <p>This project is 75% Federal funded and 25% State funded.</p> <p>This readiness center is required to station B CO, 1-168th Infantry Battalion (WP5UB0) and the 1168th Transportation Company (WQS9AA). The 1168th Transportation Company is currently spread amongst three different armories over 130 miles apart, one of which is located in one of Iowa's least populated counties. This creates a challenge for the unit to train as a whole company, as well as for the commander to provide mission command on a 2 day drill weekend. B CO, 1-168th Infantry Battalion is currently located in another county that is not capable demographically of supporting this size of a unit. Stationing these units in Iowa's largest metropolitan area will allow for easier recruiting of new Soldiers. This will lead to increased readiness.</p> <p>2. ANALYSIS OF DEFICIENCY: A new ARNG Readiness Center built to these specifications would remove units from facilities built in the 1950s. Current facilities have space deficits from 9,599 SF to 21,607 SF, totaling 55,374 SF of deficit currently.</p> <p>Current facilities were constructed in 1956-1957 and have issues as follows:</p> <ul style="list-style-type: none"> <li>-Do not meet the minimum standards as required by UFC 4-010-01 (Department of Defense Minimum Antiterrorism Standards for Buildings).</li> <li>-Facilities are short in administrative, supply/storage, classrooms, locker rooms and toilet space.</li> <li>-Toilet space does not meet current code requirements.</li> <li>-No general purpose training bay in facilities.</li> <li>-No central fire alert system to local fire department.</li> <li>-Foundation and drainage problems.</li> <li>-HVAC systems have outlived their lifecycle.</li> <li>-Windows throughout Readiness Center show evidence of moisture leaking with calcium and rust stains on walls below each window.</li> <li>-Kitchen areas are too small and does not meet current standards.</li> </ul>		

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**Detailed Requirement Statements**

3. ANALYSIS OF CRITERIA AND EXCEPTIONS FOR NEW CONSTRUCTION: The size and capacity is in accordance with NG Pam 415-12, dated 25 January 2015. The workload has been adequately defined. A non-standard design is being used for this project.

Exception to Criteria: None

4. STATEMENT OF PROGRAM RELATED EQUIPMENT: Kitchen equipment, Furniture, ESS, and ISC (Data & Telcom) will be requested in 2024.

5. DISPOSITION OF PRESENT ACCOMMODATIONS: This project is in compliance with the Stewart B. McKinney Homeless Assistance Act and does not include the disposal of a building eligible for or on the National Register of Historic Places.

Site Code	FACNO	Cat Code	Title	SF	Disposition	Cost (\$000)
19B65	ARMRY	17180	Readiness Center	16421	Sold	0
19B65	AUSE1	44224	Storage Building	1561	Sold	0
19A15	ARMRY	17180	Readiness Center	16868	Sold	0
19A65	ARMRY	17180	Readiness Center	12039	Sold	0
19C45	ARMRY	17180	Readiness Center	11434	Sold	0

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<p>6. CONTRIBUTIONS TO READINESS: a. How will readiness be enhanced by construction of the project?</p> <p>The new National Guard Readiness Center Building will contribute to readiness by increasing the space to authorization and providing a modern facility for planning, training, and operating that will take full advantage of the training aids and technologies available to the organization. The improved facilities will increase the proficiency of individual Soldiers and units while enhancing units' ability to recruit and retain soldiers. The facilities location will be better suited demographically to recruit new Soldiers, leading a higher personnel readiness.</p> <p>b). How will readiness be impaired by deferring this project to a future program year?</p> <p>By deferring this project, training, administration, recruiting and troop morale will continue to suffer; all of which impact readiness.</p> <p>c). Why does this project contribute more than another project?</p> <p>This project has been given high priority in keeping within the States plan to replace older, inadequate Readiness Centers at inadequate sites where population growth is stagnant or declining will save in operating costs, provide adequate parking and areas for training to meet readiness objectives.</p> <p>7. CLEAN AIR ACT: Permits and/or other procedural requirements mandated by state, interstate, and local air pollution control agencies have been compiled for this project. Copies of all federally required permits and/or registration applications and responses have been forwarded to the U.S. Army center for health promotion and preventive medicine, Attn: MCHB-TS-EAP, Aberdeen Proving Ground, MD 21010-5422.</p> <p>8. TELECOMMUNICATIONS: All telecommunications have been planned as per ISCE program/documentation and have been uploaded to Tab F of the DD1391 Processor in PAX.</p> <p>9. ECONOMIC ANALYSIS: Documentation for an Economic Analysis conducted using ECONPAC software has been uploaded into TAB-D of the DD1390/91 Processor in PAX.</p> <p>10. ANTITERRORISM/FORCE PROTECTION: a) A risk analysis for this project has not been conducted and coordinated with the installation AT/FP plan. Risk and threat analyses will be performed in accordance with DA Pam 190-51 and TM 5-853-1, respectively.</p>		

1. COMPONENT ARNG	<b>FY 2023 MILITARY CONSTRUCTION PROJECT DATA</b>	2. DATE 18 Nov 20
3. INSTALLATION AND LOCATION  WEST DES MOINES, IA		
4. PROJECT TITLE National Guard Readiness Center	5. PROJECT NUMBER 86487 190191	
<p>b) A threat analysis for this project has not been conducted and coordinated with the installation physical security plan.</p> <p>c) The building design is to comply with standard design requirements per UFC 4-010-01 for Antiterrorism/Force Protection measures. All required physical security and antiterrorism/force protection measures are included.</p> <p>d) This project is to be constructed outside a Controlled Perimeter.</p> <p>e) This project meets conventional standoff as per UFC 4-010-01.</p> <p>f) This project will be less than three stories of construction.</p> <p>11. TRAFFIC ANALYSIS: None</p> <p>12. SPECIAL PROGRAM REQUIREMENTS: None</p> <p>13. RPMA DISCUSSION None</p>		

Project Number : 190191  
Project Title : National Guard Readiness Center  
FACID : 19D80

### Project Validation

The Reserve manpower potential to meet and maintain authorized strengths of all Reserve units in the area in which this facility is to be located has been reviewed in accordance with DOD Directive 1225.7. It has been determined, in coordination with all other Services having Reserve units in the area, that the number of units of the Reserve components of the Armed Forces presently located in the area and those which have been allocated to the area for future activation, is not and will not be larger than the number that reasonably can be expected to be maintained at authorized strength.

The proposed project is in compliance with the following acts, executive orders, laws, and rules:

**NATIONAL ENVIRONMENTAL POLICY ACT:** Project has been analyzed for potential environmental impact in accordance with Environmental Analysis of Army Actions (32 CFR Part 651).

**SUSTAINABILITY:** The design and execution of this project, where appropriate, will comply with Executive Orders (EOs) 13423 and 13514 with respect to reduction/elimination of hazardous materials and incorporation of sustainability and green building principles.

**COASTAL ZONE PLAN:** In accordance with the provisions of Section 102(2)(c) of the National Environmental Policy Act of 1969, the project has been reviewed, and it is determined to be in compliance with the State's Coastal Zone Plan.

**ENDANGERED SPECIES ACT:** Project must include a review of threatened and endangered species in accordance with Section 7 of the Endangered Species Act (ESA), 50 CFR 402.

**FALLOUT PROTECTION:** In accordance with Section 601 of Public Law 89-568, as amended, the design of this project has been prepared to maximize fallout protection. Fallout shelters have been excluded from any structure only for the following reason: (1) Adequate protection areas are available to fulfill a station's requirements; (2) The presence of personnel during a period of fallout radiation would impair facility operations; or (3) Economic limitations necessitated either deferral or accomplishment by some other means.

**FLOOD HAZARD:** Project has been evaluated for flood hazards in compliance with Executive Order 11988, and the facility is not sited in an area known to be subjected to flooding.


**DESIGN FOR ACCESSIBILITY OF PHYSICALLY HANDICAPPED PERSONNEL:** In accordance with Public Law 90-480, provisions for the physically handicapped personnel will be provided for, where appropriate, in the design of the facility.

**VENDING FACILITIES FOR THE BLIND:** Project has been evaluated for the provision of vending facilities to be operated by blind persons in compliance with DHEW Rule, 45 CFR-1369, and the State Licensing Board has not sanctioned operation of a blind vending concession at the proposed location.

**NATIONAL HISTORIC PRESERVATION ACT OF 1966:** This action has the potential to cause adverse effects to historic properties and tribal resources. The State ARNG will consult with the State Historic Preservation Officer (SHPO) and North American Tribes under NHPA prior to project initiation to determine the presence/absence of historic properties that might be adversely affected.

**ENVIRONMENTAL CONDITION OF PROPERTY (ECOP):** ECOP analysis is required for this project per the requirements of AR 200-1 (Chapter 15-6) and applicable ASTM standards.

AT/FP POC: Douglas H. Rossell  
AT/FP Phone: 515-252-4183

  
Benjamin J. Corell  
Major General  
The Adjutant General  
Date: 02 MAR 2021