



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Department of Government Operations Division of Facilities Construction and Management

MARVIN DODGE
Executive Director

JAMES R. RUSSELL
Division Director

To: Utah National Guard
From: Jim Russell, DFCM Director
Date: July 17, 2023
Subject: **Unaccompanied Officer & Senior Enlisted Housing Project**
Requester: Col Vincent P. Wolff

Authorization

DFCM has approved the Unaccompanied Officer & Senior Enlisted Housing Project at Camp Williams, UT to proceed as authorized by UCA 63A-5b-404 and as detailed in this document (including the attachments).

Background

The Utah National Guard has received approval and preliminary MILCON funding to cover the cost of design of the Unaccompanied Officer & Senior Enlisted Housing Project at Camp Williams. When 35% of the design is complete, then the project will move forward to apply for full MILCON funding at the congressional level. The anticipated project budget is \$28,000,000 for this project.

The three-story Unaccompanied Officer & Senior Enlisted Housing Project will replace the four outdated facilities that were recently demolished at Camp Williams and will fill a need for additional housing at the site. High performance building standards and Buy America Act requirements will be encompassed in the project. Project scope will include the design and construction of up to 43,500 sf of housing including individual billeting rooms, collaborative space, laundry and housekeeping rooms, dedicated equipment and maintenance space and vehicle parking.

The Utah National Guard has indicated they will not request appropriations from the Legislature for this project nor will they request an increase in state funding for O&M or capital improvements. All future O&M and improvement costs associated with this project will be funded by the Utah National Guard.

DFCM Authority

63A-5b-404. Exceptions to requirement of legislative approval for capital development projects.

- (1) (a) Except as provided in this section, a capital development project may not be constructed on state property without legislative approval.
- (b) The division may authorize a capital development project on state property without legislative approval only as provided in this section.
- (2) (a) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if:
 - (i) the division determines that the requesting agency has provided adequate assurance that state funds will not be used for the design or construction of the facility;
 - (ii) the agency provides to the division a written document, signed by the head of the agency:
 - (A) stating that funding or a revenue stream is in place, or will be in place before the project is completed, to ensure that increased state funding will not be required to cover the cost of operations and maintenance for the resulting facility or for immediate or future capital improvements; and
 - (B) detailing the source of the funding that will be used for the cost of operations and maintenance and for immediate and future capital improvements to the resulting facility; and
 - (iii) the division determines that the use of the state property:
 - (A) is appropriate and consistent with the master plan for the property; and
 - (B) will not create an adverse impact on the state.
- (b) For a facility constructed without legislative approval under Subsection (2)(a), an agency may not request:
 - (i) increased state funds for operations and maintenance; or
 - (ii) increased state capital improvement funding.


R23-24-4. Policy

Utah Administrative Code R23-24-4 applies, provided that references therein to the Utah State Building Board shall mean DFCM.

DFCM is confident that the Utah National Guard has met the requirements as indicated above and can move forward with this non-state funded project.

Please let me know if you have any additional questions.

Sincerely,


Jim Russell (Jul 18, 2023 16:35 MDT)

James R. Russell, Director
Division of Facilities Construction and Management



UTAH ARMY NATIONAL GUARD
G9 INSTALLATIONS AND ENVIRONMENT
12953 S. Minuteman Drive
Draper, Utah 84020

June 30, 2023

Construction Facilities Management Office

SUBJECT: MILCON Camp Williams Unaccompanied Housing Project

Division of Facilities Construction Management
ATTN: Jim Russell
4315 South 2700 West, Floor 3
Taylorsville, Utah 84128-2128

Mr. Russell,

The Utah National Guard is requesting approval for a Capital Development Project. The Utah National Guard has received approval and preliminary MILCON funding from National Guard Bureau to complete a 35% design of a three-story Unaccompanied Housing facility for our Camp Williams property. When the design is at 35%, the project will compete for full MILCON funding at the Congressional level. The current projected construction budget is not to exceed \$28,000,000.

The design, construction, operation, and maintenance funding for our Unaccompanied Officer & Senior NCO Housing is 100% Federally funded; no state funding is required to support this facility, now or in the future. Construction funding is currently programmed for FY26 (October 2025), depending on the timing and design completion goal in 2025.

The project involves designing and constructing up to a 43,500 SQFT Officer and Senior NCO Housing that includes individual billeting rooms, collaboration & circulation space, laundry & housekeeping rooms, dedicated equipment & maintenance space as well as vehicle parking.

The MILCON funding was allocated to replace the mandated disposed facilities and go towards meeting the overall Camp Williams lodging shortages. This project will include High Performance Building Standards and Buy America Act requirements.

If you have any questions or wish to discuss it further, please call me at 801-432-4440.

Sincerely,

VINCENT P. WOLFF
COL, EN, UTARNG
G9-CFMO

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NATIONAL GUARD BUREAU
111 SOUTH GEORGE MASON DRIVE
ARLINGTON VA 22204-1373

ARNG-IEZ

25 May 2023

MEMORANDUM FOR Construction Facilities Management Officer, Utah Army National Guard (UTARNG), 12953 S. Minuteman Drive, Draper, UT 84020-1776

SUBJECT: Initial Design Authority for Collective Training Unaccompanied Housing, Senior NCO and Officer Addition, MTA-L Camp Williams, Bluffdale, UT, PN 491703, FY23, Advanced Planning & Design, Army National Guard Military Construction

1. References.

- a. NGR 415-5, Army National Guard (ARNG) Military Construction (MCNG) Program Development and Execution, 6 March 2015.
- b. NG Pam 415-12, Army National Guard Facilities Allowances, 25 January 2015.

2. We have reviewed and approved the DD Forms 1390/91 dated 20 March 2023 for the subject facility (Encl). These documents show an estimated construction cost of \$25,456,000; \$1,273,000 for Contingency; \$802,000 for Supervision, Inspection, and Overhead; and \$150,000 for Commissioning. The total estimated Federal project cost is \$28,000,000. The total approved scope for this project is 43,487 square feet of new construction and support facilities.

3. PN 491703 is not programmed and has not been selected for construction funding. You will base cost estimates upon a planned construction year of FY23. This project has been approved to receive limited planning and design funding and proceed to the level of conceptual design (aka 35%). If the project is later authorized and appropriated for a specific FY by Congress or added to the ARNG Future Year's Defense Plan a revised design authority (RDA) will be issued to reflect changes.

4. You may negotiate an Architect-Engineer contract for the design of the subject project in accordance with the provisions of reference 1a. The cumulative federal and state share requirements are calculated based on total project cost including design and construction. Coordinate with ARNG-Construction Branch (ARNG-IEI-C) for instructions on the level of design authorized and limit federal funding for design to the amount shown in the approved Military Construction Cooperative Agreement (MCCA). Submit the request for federal funding, MCCA, National Environmental Policy Act (NEPA) and Environmental Conditions of Property (ECOP) documents, and Certificate of Title, as necessary to meet MILCON milestone requirements.

ARNG-IEZ

SUBJECT: Initial Design Authority for Collective Training Unaccompanied Housing, Senior NCO and Officer Addition, MTA-L Camp Williams, Bluffdale, UT, PN 490173, FY23, Advanced Planning & Design, Army National Guard Military Construction

5. Submit the NGB Form 86-R/87-R for Title I/Type A-B Architect-Engineer Services to ARNG-IEI-C to process for approval and funding. Once you execute a design contract, we will not federally reimburse any lost design or redesign efforts resulting from any future change in ARNG construction criteria or failure to conform to ARNG design criteria, which results in redesign efforts. Should you agree, submit the conceptual plans, specifications, and cost estimate to us for review against ARNG construction criteria. Please include a date for this submission.

6. Totals shown in Section 12b of the DD Form 1391 are for planning purposes only. You must submit your requirement in the ARNG Requirement & Analysis' (ARNG-IES-P) Facility Management Building Tool (FMBT), no later than two fiscal years prior to project completion. Your validated requirement is subject to available funding in the year of need.

7. The point of contact is CPT Joshua Miller, Programming Officer, MILCON Branch, at 703-601-7785, or joshua.j.miller126.mil@army.mil.

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Encl

ANTHONY HAMMETT
COL, GS
G-9, Army National Guard

CF:
USPFO-UT
ARNG-IEE-E
ARNG-IEI-C (Facilities Management Engineer)