

Analysis

Item 33: Military Department

Camp Umatilla Capital Projects

Analyst: Julie Neburka

Request: Establish a Federal Funds Capital Construction expenditure limitation totaling \$15.0 million for two new projects at Camp Umatilla and increase existing Federal Funds Capital Construction expenditure limitation by a total of \$12.6 million for two projects currently underway at Camp Umatilla.

Analysis: The Oregon Military Department (OMD) has received a commitment of \$27.6 million from the National Guard Bureau for several new and ongoing projects to improve the Regional Training Institute at Camp Umatilla in Umatilla, Oregon.

Camp Umatilla is a National Guard training center capable of providing individual and group training for units up to battalion size (300-800 soldiers). The 7,500 acre site is well-suited for Army infantry education and training, with open space for track vehicle driver training and machine gun live fire exercises, access to restricted airspace, and classroom and billeting facilities. The Regional Training Institute at Camp Umatilla is one of two infantry training schools west of the Mississippi, used both by active duty soldiers and by the Oregon Training Command and Oregon National Guard units to fulfill their weekend and annual training missions.

A former Army munitions and chemical weapons depot licensed to the Oregon Military Department for use as a training site in 2017, Camp Umatilla requires significant remodeling and renovation to its 1940's-era infrastructure. Funds provided by the National Guard Bureau in this request are for four specific projects:

1. Construction of new housing, \$11.3 million:
 - a. One new two-story, 24,137 square foot barracks, capable of housing 160 people and containing administrative and storage space, \$9.3 million.
 - b. One new single-story, 7,314 square foot barracks, capable of housing between 60-80 people, \$2.0 million. Both barracks facilities will be energy-efficient and accessible to people with disabilities. Construction is estimated to be completed by June 2022.
2. Infrastructure improvement projects:
 - a. Upgrading and modernizing electrical systems, including replacing overhead electrical lines with underground lines, \$2.7 million.
 - b. Installing 22,000 feet of boundary fencing where fencing is non-existent or in disrepair, \$1.0 million.
3. Furthering the (existing) Regional Training Center Re-set Project, \$11.8 million. Upgrades and improvements are both ongoing and planned, and include:
 - a. Restoring and modernizing Officer quarters capable of housing 16 people.

- b. Modernizing a facility for use by the STARBASE Program, an educational program offered and funded by the Department of Defense that provides fifth-grade students with hands-on science, technology, engineering, and math (STEM) curriculum.
 - c. Restoring and upgrading Camp Umatilla's only existing barracks, built in the 1940's and capable of housing 132 people.
 - d. Completing information technology upgrades to the existing Regional Training Institute schoolhouse.
 - e. Renovating, modernizing, and equipping Camp Umatilla's dining facilities.
 - f. Demolishing condemned buildings and structures within the cantonment area and in training sites.
4. Furthering the (existing) water/wastewater project by establishing a new well head to service the main cantonment area, \$825,000.

The National Guard Bureau has provided funding for these projects specifically; funding cannot be used at any other federal site or for any other purpose by the Oregon Military Department. All construction costs will be financed with federal funds and do not require state matching funds. Additionally, since Camp Umatilla is a regional training site, ongoing maintenance of the new facilities will also be fully federally funded.

Legislative Fiscal Office Recommendation: The Legislative Fiscal Office recommends that the Emergency Board establish a Federal Funds Capital Construction expenditure limitation of \$11.3 million for the Oregon Military Department to construct two barracks at Camp Umatilla, and establish a Federal Funds Capital Construction expenditure limitation of \$3.7 million for infrastructure improvements at Camp Umatilla. LFO also recommends that the Emergency Board increase existing Federal Funds Capital Construction expenditure limitation for the Regional Training Institute Reset Project of the Oregon Military Department by \$11.8 million for facilities modernization, renovation, and demolition projects; and increase existing Federal Funds Capital Construction expenditure limitation by \$825,000 for water supply and wastewater projects.

33 Military Department Lisper

Request: Increase Federal Funds Capital Construction expenditure limitation by \$27,625,000 for four construction projects at Camp Umatilla.

Recommendation: Approve the request.

Discussion: The Military Department (OMD) is requesting an increase of \$27,625,000 Federal Funds Capital Construction expenditure limitation to support four specific National Guard Bureau (NGB) projects at Camp Umatilla. The NGB funding cannot be utilized for any other projects within the agency's portfolio. The federal funding will address the following four projects:

- 1) The construction of two barracks to support the unaccompanied enlisted personnel and authorized civilians who are training at Camp Umatilla. The first barrack is a multi-level structure (24,137 square feet) designed to house 160 personnel as well as administrative and storage areas, costing \$9.3 million. The second barrack is a single story structure (7,314 square feet) designed to house 60-80 personnel, costing \$2.0 million. Both structures are expected to have a minimum life expectancy of 50 years. They will include energy efficiencies, provide access for individuals with disabilities, and incorporate anti-terrorism measures.
- 2) Make improvements on two major infrastructures at the camp. The first project will update the 50-year-old electrical system, for \$2.7 million. The second project will install approximately 22,000 linear feet of chain link fence on the northeast and southwest boundaries of the camp, for \$1.0 million.
- 3) The continuation of improvements to the Regional Training Institute reset project that started in 2018. The plans included remodeling and expanding the existing building to be used as barracks, classrooms, dining, administrative spaces, and increase the parking areas. The state's investment for this project totals \$11.5 million, \$5.0 million from the sale of the Monmouth property, and \$6.5 million in Article XI-Q bonds. Federal Funds Capital Construction expenditure limitation of \$9.0 million was approved during the December 2018 meeting of the Emergency Board. The agency is requesting an additional \$11.8 million of Federal Funds Capital Construction expenditure limitation to finance the following:
 - The restoration of a 16+ person lodging unit for Officers and Senior Non-commissioned officers,
 - The remodel of a facility to house the New STARBASE, Science, Technology, Engineering and Math (STEM) curriculum at Camp Umatilla,
 - The restoration of 132 barracks, from the 1940's era, up to building code standards to house enlisted personnel,
 - The remodel and modernization of all dining facilities at the camp, and
 - The demolition and removal of all unsafe and condemned buildings throughout the camp.

- 4) Construct a new well at the camp for \$825,000. The existing wells and water system are outdated and non-compliant with the Oregon Water Resources Department and the Oregon Health Authority standards.

Legal Reference:

- Establishment of expenditure limitation of \$11,300,000 for the Military Department for payment of expenses from Capital Construction Federal Funds collected or received for the biennium beginning July 1, 2019, for the construction of two new barracks at Camp Umatilla.
- Establishment of expenditure limitation of \$3,700,000 for the Military Department for payment of expenses from Capital Construction Federal Funds collected or received for the biennium beginning July 1, 2019, for updating the camp's electrical system and installing chain link fencing on two of Camp Umatilla's site boundaries.
- Increase the Capital Construction Federal Funds expenditure limitation established by the December 2018 meeting of the Emergency Board, item number 25, by \$11,800,000, for the Camp Umatilla Regional Training Institute in the Military Department for the 2017-19 biennium.
- Increase the Capital Construction Federal Funds expenditure limitation established by chapter 662, section 2(2), Oregon Laws 2019, for the Military Department by \$825,000, for the 2019-21 biennium.



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JOINT FORCE HEADQUARTERS, OREGON NATIONAL GUARD
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September 4, 2020

The Honorable Senator Peter Courtney, Co-Chair
The Honorable Representative Tina Kotek, Co-Chair
State Emergency Board
900 Court Street NE
H-178 State Capitol
Salem, OR 97301-4048

Dear Co-Chairpersons:

Nature of the Request

The Oregon Military Department (OMD) requests new or increased Federal Funds Capital Construction limitation for four projects at Camp Umatilla near Hermiston, Oregon: 1) new limitation of \$11,300,000 to construct two new barracks; 2) new limitation of \$3,700,000 for infrastructure improvements; 3) an increase of \$11,800,000 for the Regional Training Institute Reset project; and, 4) an increase of \$825,000 for the Water/Wastewater project. National Guard Bureau (NGB) specifically programmed these funds for these particular projects at Camp Umatilla and these funds cannot be utilized for other projects at other locations.

Agency Actions

In 2017, OMD sold the Regional Training Institute (RTI) facility in Monmouth to Western Oregon University, with plans to relocate the RTI to Camp Umatilla. Also in 2017, OMD received approval from Congress and a federal license from the U.S. Army to establish a National Guard training center on 7,500 acres at Umatilla, formerly the Umatilla Chemical Depot. In addition to more classroom and billeting space, Camp Umatilla offers firing ranges and training areas that were not available in Monmouth. The RTI is a center of excellence for Army infantry education, providing Active Duty and National Guard Soldiers with basic and advanced infantry skills training. Camp Umatilla serves as an ideal location to conduct infantry training with open maneuver lands, ability to conduct Army standard machinegun live fire exercises, and access to restricted airspace not afforded by other OMD training sites. The facility and infrastructure investments being made by NGB will establish Camp Umatilla as a premier installation with resilient facilities capable of supporting infantry centric training. Work being done at Umatilla does not detract or diminish the requirements for or capabilities of any other training location in Oregon. The request for Federal Funds Capital Construction limitation are further described, as follows:

1. Two new Barracks. Camp Umatilla requires a significant increase in barracks space to support planned training. The first barracks project, estimated at \$9,300,000, will construct a 24,137 square foot Transient Training Barracks for enlisted soldiers. This is planned to be a two story facility that includes additional dedicated administrative and storage space as well as capacity for housing approximately 160 personnel. Due to the multi-level construction, the

increased engineering/design aspects, amenities, as well as the additional administrative and storage space, the cost per square foot of this facility is considerably more than the second barracks project described below.

The second barracks project, estimated at \$2,000,000, will construct an austere 7,314 square foot Transient Training Barracks for enlisted soldiers. This facility will not include the additional administrative and storage space and is a less complex single story design. This facility will be capable of housing between 60-80 personnel.

These barracks will support unaccompanied enlisted personnel and authorized civilians who are conducting training at a location other than their assigned home station for the Oregon Army National Guard and other training site users. These projects are critical to the Oregon National Guard in order to meet the current and planned requirement, as current barracks are inadequate to support training. With current throughput, soldiers often bivouac in tents with portable sanitation which decreases training efficiencies and increases cost.

These facilities will be designed to a minimum life of 50 years, will include energy efficiencies, building envelope and integrated building systems performance designs, provide access for individuals with disabilities, as well as incorporate antiterrorism measures.

2. Infrastructure Improvements. The \$3.7 million new Capital Construction limitation being requested for infrastructure consists of two components, as follows:

a. The first \$2.7 million will be used to finance an electrical infrastructure project. The existing Camp Umatilla electrical system is over 50 years old and was poorly maintained by the US Army. This project consists of replacing the outdated electrical components, removing overhead lines, installing lines underground, as well as adding new services to current and future training areas on the property. Future phases will focus on modernizing and adding new electrical services as other projects and needs are identified.

b. The second infrastructure improvement is for the remaining \$1 million of new Capital Construction limitation to be used for a boundary fencing project. This project consists of installing an estimated 22,000 linear feet of chain-link boundary fencing along the property lines to the north east and south west as the fencing in those areas is either non-existent, no longer serving the intended purpose, or in disrepair. The boundary fencing will assist in delineating the property boundary and deterring non-authorized persons from entering the training areas, whereby reducing unsafe actions. We anticipate future fencing projects to complete the perimeter as federal funding becomes available.

3. RTI Reset Federal Funds increase. In 2018, work began to remodel and expand existing buildings to be used as barracks, classrooms, dining and administrative space, as well as increased parking areas to accommodate larger numbers of soldiers. Most buildings required significant work to bring them into conformance with current building code requirements. Total state funding to date for the RTI Reset project totals \$11.5 million: \$5 million from the sale of the Monmouth property and \$6.5 million in state Q-bonds. The project currently has \$9 million in Federal Funds limitation that was approved by the December 2018 Emergency Board, which is short by \$11.8

million. The \$11.8 million in increased Federal Capital Construction limitation will be used to finance several current and planned projects to include the following:

a. A project to restore and modernize a 16+ person occupancy Transient Officer and Senior Non-Commissioned Officer quarters that provides lodging when individuals and their representative military units are training at Camp Umatilla. Currently, the building requires electrical, HVAC, building envelope, and interior upgrades to meet current code, replace worn/outdated fixtures and materials such as floor coverings and shower enclosures. Once complete, this project will provide additional transient training lodging as part of an effort to better support and expand the training capabilities of the Oregon National Guard.

b. A project to modernize a facility that will house the new STARBASE program at Camp Umatilla. The STARBASE program will provide multi-county fifth graders with Science, Technology, Engineering, and Math (STEM) curriculum. The project will modernize the building envelope and HVAC systems to improve energy efficiency as well as extend the useful life of the building. Roof repairs, replacement of windows/siding, and replacing the HVAC unit constitute the majority of the construction improvements. This building will provide classroom and administrative space for the program and its students. Currently, our agency has STARBASE programs located on the Portland Air National Guard Base, Kingsley Field Base (Klamath Falls), and Camp Rilea (Warrenton).

c. Building code upgrades and remodeling necessary for the only existing 1940's era 132 person enlisted barracks. Building enhancements include a seismic retrofit, new plumbing, fire suppression, as well as HVAC and electrical systems upgrades to increase energy efficiency and meet building code compliance. The project includes modernization of interior finishes and the addition of ADA compliance.

d. Completion of the RTI Schoolhouse project with federal funds will include additional furnishings, audio visual requirements, and modernized IT capabilities.

e. Renovation and modernization of the only dining facility on Camp Umatilla addressing energy efficiency and building code compliance. The project includes much needed upgrades to the plumbing, HVAC, and electrical systems along with building upgrades to the envelope, such as siding, roofing, and windows necessary to bring the building into an operational and functional status. The project also provides for interior finishes such as drywall, paint, flooring, and kitchen equipment.

f. Demolition of dilapidated, unsafe, condemned buildings and structures with programmed federal funds within cantonment and training site areas. The buildings and structures are programmed to be demolished because they are beyond useful life and exceed the threshold for restoring or modernizing due to the 50% threshold for replacement value of projects receiving Federal Funds.

4. Water/Waste Water Project. OMD will also be receiving \$825,000 programed Federal Funds to construct a new well at Camp Umatilla. We will be using the existing water rights from Well No. 1 and establishing a new point of appropriation, or well head, to service the main cantonment area. Existing water supply is temporarily coming from a well on the old Umatilla Army Depot that will belong to the Columbia Development Authority (CDA). The existing Well No. 1 was inadequately maintained by the US Army and is not compliant with Oregon Water Resources Department and Oregon Health Authority standards; therefore, a new well and accompanying infrastructure will replace the existing well in order to provide a potable water source for soldiers and staff utilizing the facilities. The \$825,000 increase in limitation will be added to the \$6,000,000 Federal Funds Capital Construction limitation for water supply and wastewater projects previously approved by the 2019 Legislature.

Federal Funding Restrictions

As stated earlier, federal funding for these projects has been specifically programmed for each of these projects by the NGB for Camp Umatilla and cannot be diverted for any other site or use within OMD. Construction costs for all projects listed in this document will be financed with 100% Federal Funds, requiring no additional state match. As Camp Umatilla is a Training Site, the ongoing maintenance of these new facilities will also be financed with 100% Federal Funds.

Actions Requested

Establish (new) \$11,300,000 in Federal Funds Capital Construction Limitation for two transient training barracks projects at Camp Umatilla.

Establish (new) \$3,700,000 Federal Funds Capital Construction limitation for the Camp Umatilla Infrastructure Improvements projects of electrical infrastructure and fencing.

Increase (existing) Federal Funds Capital Construction limitation for multiple RTI Reset projects by \$11,800,000.

Increase (existing) Federal Funds Capital Construction limitation for the Water/Wastewater project (Well No. 1) by \$825,000.

Legislation Affected

\$11,300,000 Camp Umatilla new Barracks: None (new).

\$3,700,000 Camp Umatilla Infrastructure Improvements: None (new).

\$11,800,000 Camp Umatilla Regional Training Institute Reset Federal Funds Capital Construction: December 2018 Emergency Board Item #25.

\$825,000 Camp Umatilla Water Project: Section 2 (2) c, Chapter 662, Oregon Laws 2019.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Stuckey', with a long horizontal flourish extending to the right.

David A. Stuckey
Deputy Director
Oregon Military Department