

From: **Weeks, Mark A (COL Ret) NFG NG ALARNG (US)** <mark.a.weeks3.nfg@mail.mil>

Date: Wed, Oct 7, 2015 at 2:00 PM

Subject: FW: Foley City Council RFI for MILCON

To: "Jeff Rouzie (jrouzie@cityoffoley.org)" <jrouzie@cityoffoley.org>

Cc: "Gerritson, Eric T NFG NG ALANG (US)" <eric.t.gerritson.nfg@mail.mil>, "Clayton, Philip W COL USARMY NG ALARNG (US)" <philip.w.clayton.mil@mail.mil>, "Desmond, Jeffery L LTC USARMY NG ALARNG (US)" <jeffery.l.desmond2.mil@mail.mil>, "Holt, Kenneth E NFG NG ALARNG (US)" <kenneth.e.holt2.nfg@mail.mil>, "Morrow, David L CW4 USARMY NG ALARNG (US)" <david.l.morrow14.mil@mail.mil>, "Rowell, Burt" <Burt.Rowell@smd.alabama.gov>

Jeff,

I hope all is going well with you and yours - I have been unable to reach you by phone to discuss just what you needed, but based upon Eric's email below I hope the following info meets your needs:

The Armory Commission of Alabama is interested in obtaining the additional two parcels north of the current 30-acre parcel at NOLF Barin (that has been deeded to the Armory Commission) as the site for the new Maintenance Shop (as per the drawings in my previous email to you). The Maintenance Shop (~\$4.35M) project will be released for design very soon and will also be released for construction this FY which will be ahead of the new Armory (~\$12.5M) project. We are therefore attempting to obtain these two additional parcels and to complete our Environmental Actions to keep the Maintenance Shop project on track to design, bid, and begin construction this FY.

In accordance with the existing MOA with the City of Foley, The Armory Commission will consider the difference in the projected higher appraised value of the existing National Guard (NG) Armory property with improvements against the projected lower appraised value of the currently deeded 30-acre parcel as the potential sale price for the City of Foley to acquire the existing NG Armory property.

The Armory Commission will include these 2 additional parcels in the appraised value calculations for determining the sale price of the existing NG Armory property to the City of Foley. These two additional parcels may allow the City of Foley to obtain the desired existing NG Armory property with little to no monies due.

Currently COL Phil Clayton (current CFMO) is planning to attend the City Council Work Session on 19 OCT at 1600 hours. I am working my schedule to attempt to be there as well. Note that I have also included COL Clayton in this email.

The Baldwin County Schools cost estimates for this project are based upon information from the April 2015 PPDC at Gulf Shores. A highlighted copy of the floor plan (from this PPDC) is attached to indicate the "sole use" space for both the Schools and the NG also indicated is the "joint use" space. I am using this PPDC floor plan as the latest information that I have available to provide you the estimated costs for the school's portion of this design.

Based upon this attachment the School's sole use space is 55,098 SF, NG sole use space is 26,520 SF, and Joint use space is 27,385 SF. Using these figures the School's estimated cost for the "sole use" space is approximately \$10.2M. There will ALSO be a pro rata share costs for the "joint use" space. The primary methodology we use to determine the share for the "joint use" space is based upon the percentages of sole use SF. As you can see in the attached floor plan and the SF figures provided, the Schools portion of "sole use" space is much larger than the "sole use" space of the NG. Using this methodology the Schools pro rata share of this joint use space would be ~ \$3M - \$4M. This would bring the School's total share of about \$13M - \$14M.

In order to refine and finalize any School (partner) estimated costs then the players would need to participate in additional design charrettes/coordination meetings. Be advised that we have had to develop a floor plan for the stand alone NG Armory to present to National Guard Bureau (NGB) but we have arrayed this floor plan on the existing property to allow for the addition of partner tenants and/or cooperative construction for the near future. There is definite benefits to incorporate all the construction under one contract in order to provide the

best value possible for all the participants. We are remaining flexible on the 30-acre site in regards to future partnerships but this also means that we are projecting to place the Maintenance Shop on the requested two additional parcels in order to move forward with this project during this FY.

I hope this provides you with the information that you needed. Please contact me at your earliest convenience to discuss this information further.

THX,

MW

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-----Original Message-----

From: Gerritson, Eric T NFG NG ALANG (US)
Sent: Tuesday, October 06, 2015 9:38 AM
To: Weeks, Mark A (COL Ret) NFG NG ALARNG (US) <mark.a.weeks3.nfg@mail.mil>
Cc: 'Jeff Rouzie' <jrouzie@cityoffoley.org>; Desmond, Jeffery L LTC USARMY NG ALARNG (US) <jeffery.l.desmond2.mil@mail.mil>; Morrow, David L CW4 USARMY NG ALARNG (US) <david.l.morrow14.mil@mail.mil>
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Mark, LTC Desmond and CW4 Morrow,

Just spoke to Jeff Rouzie and he mentioned a few things that needed SPDO/CFMO attention:

1. He would like the proposal to pass along to the city council on acquiring the acreage for the Foley FMS at NOLF Barin.
2. He recommends that a Guard representative be at the 19 Oct city council work session to discuss the request. Meeting begins at 1600 hrs.
3. He still needs the cost estimates for the Baldwin Co Schools portion of the Foley project.

If you have any questions, please let me know or call Jeff at [251-945-1545](tel:251-945-1545).

Eric

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