

**COMMONWEALTH OF MASSACHUSETTS  
ARMORY COMMISSION  
2 Randolph Road  
Hanscom Air Force Base, MA 01731-3001**

An Armory Commission Meeting was held on Thursday, March 23, 2017 at 0900 hours at the Natick Armory, Natick, MA.

**MEMBERS PRESENT:**

Major General Gary W. Keefe, The Adjutant General  
Brigadier General Francis Magurn, Assistant Adjutant General, Army  
Colonel Raymond Murphy, Assistant Adjutant General, Army  
Colonel Timothy Mullen, State Quartermaster  
Lieutenant Colonel David W. Shannon, Construction Facilities Management Officer

**ALSO PRESENT:**

Col Arthur Wunder, Chief of Staff, Air  
COL Thomas Stewart, Deputy Chief of Staff-Operations/G3  
COL Scott Zuffanti, G-1  
LTC Maria Costa, Safety/Occupational Health Nurse  
MAJ Nick Macsata, Deputy Chief of Staff  
MAJ Kim Dindial, Anti-Terrorism  
Mr. Joe Wolfgang, Chief Financial Officer  
Mr. Timothy Cullen, Legislative Liaison  
Mr. Timothy Driscoll, Armory Superintendent

The meeting was called to order at 0913 hours by Colonel Timothy Mullen, the Facilitator of the Armory Commission. Present was Major General Gary W. Keefe, The Adjutant General, Brigadier General Francis Magurn, Assistant Adjutant General, Colonel Raymond Murphy, Assistant Adjutant General, Lieutenant Colonel David Shannon, Construction Facilities Management Officer and Ms. Jackie Aguiar, the clerk.

Col Mullen began the meeting by moving to submit into record the minutes of the last Armory Commission meeting on December 12, 2016. Maj Gen Keefe seconded the motion, 5 members voting in the affirmative, 0 voting against, the motion carried.

**FICC/Stationing Committee Update (COL Stewart):** COL Stewart briefed the commission on changes to the force structure with reductions and additions to units for FY2017, FY2018 and FY2019.

FY2017 – In Sept. 2017 there will be a reduction of 47 troops for the 1181th FSC in Leominster leaving the unit with 72 members. The 126<sup>th</sup> Cyber BN will have an addition of 53 members and may be temporarily placed at Camp Edwards. COL Stewart has been discussing permanent place for the 126<sup>th</sup> with BG Johnson and BG Magurn and may be placing the unit at CCG. In 2017 the 183<sup>rd</sup> ENG and the 195<sup>th</sup> ENG in Methuen have had reductions of 28 members all together.

FY2018- In Sept. 2018 there will be a reduction of 47 troops for the 1182 FSC in Dorchester leaving the unit with 72 members. The 101<sup>st</sup> Finance Detachment stationed in Newton will get divested by 25 members and will be leaving the Newton Armory. The 220<sup>th</sup> Quartermaster stationed in Taunton is being divested for the Cyber BN and will be reduced by 21 members.

West Newton Armory- As we move toward emptying the West Newton Armory, COL Stewart will start looking into a space for the 65<sup>th</sup> Press Camp. LTC Shannon will meet with COL Murphy and the Space Utilization Board to find a suitable place for the 65<sup>th</sup> Press Camp.

FY2019- In Sept. 2019 we will acquire the 42 DIV MCPOD (Mission Command Post Operational Detachment). The FICC is assessing the needs of the MCPOD and will determine which armory would be the best fit for the unit. The FICC will keep the unit in the western part of the state in order to stay closer to New York. Right now they are considering Northampton, Pittsfield and possibly Westover. The building in Westover is shared with the Army Reserve. There were many pros and cons that were discussed on whether the building in Westover would be right for the MCPOD. The FICC will continue to assess the needs of the MCPOD and find the right Armory. COL Stewart recommends presenting a course of action soon and have it approved so that the Armory will be ready for them in 2019.

The HHB, 101 FA is supposed to move into Quincy when renovations are completed and the 86th BSB will be moving to Brockton.

**Real Property Planning Board (RPPB) Update (LTC Shannon):** LTC Shannon briefed the commission on the RPPB. NGB has decided that we will not acquire the property on Manley St. in Brockton due to force protection issues, environmental issues, the building was too small, land undersized, etc. NGB will be sending official notification.

The transaction of transferring the property of the 102<sup>nd</sup> IW to Camp Edwards is still in the works. LTC Shannon said that he will follow up with NGB on some paperwork issues.

**MILCON Priority List:** LTC Shannon has reconstructed the MILCON priority list for the Armories. New priorities are:

1. Expand the Camp Edwards Readiness Center. (LTC Shannon is waiting to see if MILCON funds will be in the infrastructure budget.
2. Camp Curtis Guild Readiness Center for the Cyber BN. It will not be a standalone for Cyber only, there will be other units with them. LTC Shannon may have to move some units around for this. It is currently being assessed by Staffing.
3. The Armed Forces Reserve Center in West Boylston. The Army Reserve is interested in joining us and making it a Joint Facility. The Boylston project should be 100% federally funded if it is a Joint Facility.

**Critical Unfunded Requirements**

1. Construct a hangar for AASF II at Barnes. Right now there are two helicopters using a large clam shell tent.
2. Tear down Camp Curtis Guild wooden barracks. Barracks are over 100 years old. Project would cost approximately \$4M. LTC Shannon may be able to get year-end funding for this.

3. Expand Dorchester Armory to meet space requirements. Will have a complete re-do with DCAMM. Building will be completely renovated similar to Quincy, down to the studs and rebuilt.
4. EOD at Camp Edwards. The EOD building was built for 22 people however the unit is now up to 44 people. We need to add an additional 5,000 square feet to the building. This can be done for about \$2M. LTC Shannon will see if we can fast track it with end of year funds. If not, it may have to come from the infrastructure bill.

Unspecified military minor construction:

1. Build new classrooms at CCG and Camp Edwards replacing all of the wooden buildings at both locations. LTC Shannon will meet with the staff at Camp Edwards to discuss the building plans. He will brief the TAG once he gets their recommendations.

**MA ARNG MILCON & SRM Updates (LTC Shannon):** LTC Shannon briefed the commission on the MILCON projects. The RTI is 100% completed with a few minor administrative details left but does not affect the operations of the RTI. The UTES is 78% completed. LTC Shannon may have to do a termination by default on the contractor because of some recent money issues that the contractor is having. LTC Shannon is currently working this out with the JAG at NGB. The USPFO Admin space at Devens is completed and it can now be used. Work on Bldg. #2822 for the 126<sup>th</sup> Aviation BN HQ was delayed and should be completed by the end of the summer.

LTC Shannon has been working with the SQM and DCAMM over the contracting issues for the Quincy Armory. The contracting issues have been worked out and the contractors are currently working in the Armory. The Quincy Amory should be completed by the end of this summer.

The Counter Drug office is very close to completion. They have already started to move in with their furniture.

LTC Shannon is working on the scope of work for the wall for when Lester's Barbecue café opens.

MAJ Macsata will follow up with LTC Sciaraffa on AFEES for the licensing of the café.

LTC Shannon said that there is a cable in place that runs from Counter drug to the Gym.

**MA ANG SRM & MILCON Projects (Col Wunder):** Col Wunder briefed the commission on the MILCON for the MA ANG.

The main gate is 99% completed and currently being used.

Bldg. #197 Security Forces is about 85% complete and remains on target for completion in May 2017.

Bldg #165 is in the design phase right now for FY17. Work on the building could start as early as this summer.

A major project for the 104<sup>th</sup> is the maintenance hangar which is 30% completed and on schedule.

The Taxiway will be from FY17 design funds and completion is scheduled for Sept. 2018.

Col Wunder is looking into excessing building #158 and get that off the books.

There is still \$50K in state funds available for an F-15 static display. The funds have been rolled into the FY17 budget and can be carried into the FY18 budget. Mr. Wolfgang has received a quote of \$50K for the design of the static display.

**Space Utilization Board (COL Murphy):** Due to scheduling conflicts their last meeting was in April 2016. COL Murphy will be scheduling their next meeting soon. When the meeting is scheduled there will be notices sent out to both Army Chief of Staff and Air Guard Chief of Staff. COL Murphy briefed the commission on the most recent space issues.

The last expansion at JFHQ was for the Counter Drug staff where there was a large office suite built for them on the ground floor.

Recruiting has been looking into moving their print shop into a cold space on the ground floor. That cold space on the ground floor is currently being used by staff for a much needed storage space.

There is very little available space left in the building to convert into offices.

The locker room has a very large area that holds 300 lockers and only a fraction of these lockers are being used. COL Murphy said this area could be a possibility for future office space, if needed.

LTC Shannon said the Recruiting project would require installation of wiring and HVAC in order to convert cold storage space into office space. Once that is approved by the Space Utilization Board, the project will be reviewed by the Real Property Planning Board and then to his office to be executed.

MAJ Macsata will find out exactly who is looking to move where at JFHQ and they will discuss it at the next Armory Commission meeting when the Chief of Staff is present.

Maj Gen Keefe is considering moving the Homeland Security Institute into some vacant office space in the Air Guard section. TAG said that there could be more vacant office space available in the Air Guard section, Maj Gen Keefe and Col Wunder will go through the Air Guard area and assess the availability.

**Parking Lot:** There are some parking issues where the main parking lot is getting overcrowded. Col Mullen will be in charge of addressing the parking lot issues at JFHQ. Mr. Tim Driscoll reported that there are 339 parking spaces including the lot across the street. There are 50 parking spaces that are reserved. Out of the 50 parking spaces reserved there are 18 spaces reserved for staff and the rest are reserved for either handicapped, visitors, carpool, low emissions, etc. Col Mullen will form a working group to address JFHQ parking needs, the signage and re-evaluate the types of reserved parking that are necessary. Col Mullen will present the working group's concerns to the Utilization Review Board and will have a draft plan ready for the next Armory Commission.

**JBCC Facility Update (BG Magurn):** BG Magurn updated the commission on JBCC business. There will be a meeting next week with Kathleen Ferguson to talk about the air field. BG Magurn will attend along with a team from the 102<sup>nd</sup>, Cpt. Healy, Chief of Civil Engineering, Keith Engelsby,

Chief Engineer of the U.S. Coast Guard, John Deede, Marty Jones, Andy Clark. They will discuss environmental issues, telecom issues and they will be discussing whether or not the utilities will convey when they take over the air field.

DL Computer Lab: The Minuteman Building at Camp Edwards is being used as an education center but they want to convert that to a computer lab or Kiosk to give people open access to computers. BG Magurn wants to add the project to the Critical Unfunded Requirement items. Staff at Camp Edwards will send LTC Shannon the scope of work.

The JBCC received grants from the Dept. of Energy last year to install 2 electric vehicle charging stations. One of them will be at the 102<sup>nd</sup> and the other one will be on the Army side. They are looking for the best location for the Army side. The charging station will have a card swipe device for credit cards.

The Cape Cod Commission (CCC) was awarded a \$58,000 grant to undertake a study on the Waste Water Treatment site. The CCC study is being done separate from the Mass Development study.

The contractor for the Transfer Station project is being challenged due to a grievance that was filed. This has temporarily stalled everything until the grievance is settled.

The CCC has a lot of support to do an expansion of the rail trail and still retain the tracks.

Sale of Building #158: There are very few parties that are interested in the purchase of Building #158. Most people would rather lease the building instead due to the cost of repairs. LTC Shannon said the building needs a lot of work and if there is no military requirement for it we should consider tearing it down. The Commission will wait and see if there are any more interested buyers, if not they will tear it down.

Ottis Fish & Game Facility: BG Magurn said that it is still on the list but a low priority. Right now they are drilling and testing where the skeet shooting was.

Memorial Park – Camp Edwards has proposed a plan for a memorial to be built and completed in accordance with the 100-year anniversary. Their plan is to expand the YD Memorial out to the Chappie James memorial and have their memorial placed in that area. BG Magurn is working out the details and allowing them to build their memorial on our land, not to give them the land for the memorial.

Gym Equipment/TV: COL Murphy will follow up with COL Connery or LTC Childress on installing a flat screen television in the gym. COL Devine told the commission on 12 December 2016 that there are enough federal funds to buy a flat screen TV for the gym. COL Devine also stated that since the treadmills are over 5 years old we would have the funds to replace the old treadmills with new treadmills that have built-in TV's.

Statics at Ottis: Col Wunder will follow up on the status of the statics at Ottis. They need to be maintained, painted and/or repaired. Col Wunder will get with the staff at Ottis and find out what their plan is and he will assist them in seeking funds to fix up the statics. Col Wunder will contact the museum at Wright Patterson AFB and find out if there are any funds available to fix up the Chappie James plane.

**State Quartermaster Update (Col Mullen):** Col Mullen, the State Quartermaster briefed the commission on Equipment, Safety, Budget, etc.

**Equipment Update-** The SQM has purchased 30 HEPA backpacks and 30 floor scrubbers for the armories. All of the SQM staff were trained on the floor scrubbers by the manufacturer.

The SQM has received a grant from the state for \$53,000 to purchase 2 scissor lifts and trailers. The State Quartermaster will work with OSHA and develop an SOP as required by the grant.

**Safety-** The SQM will be continuing the voluntary state safety inspections. The state conducted inspections in the Western Region last year. This year they will begin with the Worcester area and will begin in May.

**Budget –** The SQM will be submitting the FY18 State project shares where he will coordinate with CFMO and rack and stack the state share projects. He will submit this to DCAMM in May, if approved it will be submitted to the Secretary. DCAMM has approved an increase in our Maintenance budget for the armories. We were receiving \$220,000 per year and now we will receive \$500,000 per year for maintenance.

**Sale of Newton Armory -** In looking at our facility condition assessment master plan of the future for the next 30 years, it was decided to sell the West Newton Armory. The sale of the armory will require special legislation which will allow us to retain the proceeds of the sale.

The SQM has been working with Mr. Wolfgang in obtaining funds for winter gear for the armorers. Winter boots are approximately \$3,400 and winter jackets are about \$5,600. Col Mullen may have to wait until the end of the fiscal year for any unspent funds.

The new and revised TAGMA PAM is at EOPSS for final review. Col Mullen had the TAGMA PAM on hold due to the lead dust situation and will follow up with EOPSS on the status.

The military units at the Concord Armory have moved out and are now stationed at JFHQ. The Concord facility is a museum only. Concord has tested positive for lead dust and is not currently opened to the public. The SQM will be testing again and is hoping for a lead dust level of below 40 so the public can go into the museum.

OMNIBUS misspelling. The SQM received a price of \$3,500 to have it corrected. The Omnibus misspelling is on the priority list of plaques in the building.

Verizon Tower - The Verizon tower will take about 45-60 days to put the tower up. We will not receive any income from this until next year.

**Anti-Terrorism (MAJ Dindial):** MAJ Dindial has purchased 146 bollards last year and she is working with commands to find the most appropriate locations and how they will be placed.

We were awarded over \$600,000 last year to purchase ballistic panels. She is currently working with Andy Lapp on developing a state contract for the purchases and will be coordinating with the individual armories to ensure that the materials are right for them.

We have already installed ballistic film in all of the storefronts and have put ballistic film in 6 armories so far in Dorchester, Lexington, Wellesley, Springfield, Fall River and Ayer.

Mr. Coe is working on getting iPhones. He has 15 sets right now and the goal is to have iPhones in all of the Armories that have recruiters in them.

MAJ Dindial is working with contracting on putting a speaker system in the west wing of JFHQ. She is also working on getting an alert system for our organization so that she can reach out to all of our employees at all of our facilities.

### **NEW BUSINESS:**

**Camp DeClarlo:** There were three tenants and two of them have moved out. There is one tenant remaining, they were granted additional time until July.

**Helicopter Static Display -Westfield:** There is a static helicopter that the Aviation Support Facility is going to display at Westfield. MAJ Macsata will follow up on the status of their display plans.

**Vehicle Static Display –Springfield:** There is an old helicopter at the Springfield Armory that is from the pre-Korean War era. The helicopter is old and rusted. MAJ Macsata will look into the status of the static and find out if it can be cleaned up, sanded and put on display.

### **Environmental Health Issues (LTC Costa):**

There are no work orders being submitted when things are broken in the Armories. LTC Costa conducted regional training for all of the armorers and the unit staff and went over the process of putting work orders in. She also encouraged good working relationships in the Armories between Armorers and unit staff.

**Lead Dust:** The National Guard Bureau will be coming soon to inspect Industrial Hygiene at all of our sites. This is a scheduled site visit that is normally done every 4 years. They did not indicate whether or not they will be testing for lead dust but LTC Costa will be testing for lead dust before they arrive.

LTC Costa continues to have weekly meetings addressing the lead dust situation. LTC Shannon said that they are taking steps to have affected areas tested only once per year instead of 3 and 4 times.

LTC Costa met with NGB in DC last week and found that some states are just closing off the areas that test high for lead dust instead of closing buildings to the public. A lot of states are interpreting the notice from NGB in difference ways. This is due to further interpretation guidance that we received from NGB that other states did not request.

**Vegetation/fencing -** During LTC Costa's site visit she observed that some Armories had significant overgrown vegetation that was pushing against our fencing at some locations. This is a force protection issue.

MAJ Dindial said that she paid over \$50,000 last year to hire professionals to clear the vegetation around the fences to some of the Armories.

There are some fences leaning as a result of tree roots pushing on the fence from underground. The SQM does not have the necessary equipment to fix it.

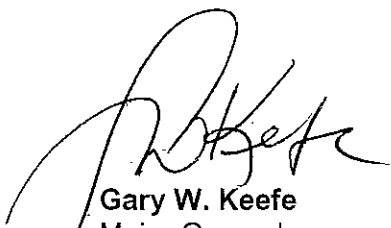
LTC Shannon has already requested money for site improvements in the 2019 budget. This will include vegetation problems, fence issues/repairs, parking lot lights, pot holes, drainage, etc.

**Massachusetts State Flag:** The Massachusetts state flag was missing from the auditorium. MAJ Macsata said that the flags are stored with the HHD and the event planner must contact HHD and put the flag out on display for each event. Major General Keefe directed that both the American flag and the Massachusetts State flag must be displayed in the auditorium at all times, not just for events.

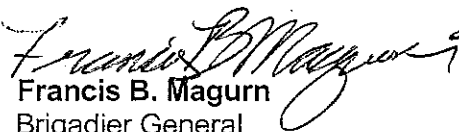
There were no further items to discuss.

Col Mullen moved to adjourn the meeting, the motion was seconded by Maj Gen Keefe, 5 members voting in the affirmative, 0 voting against, the motion carried.

Meeting was adjourned at 11:24 a.m.



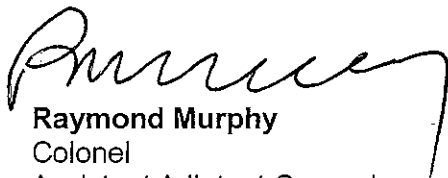
**Gary W. Keefe**  
Major General  
The Adjutant General  
Chairman



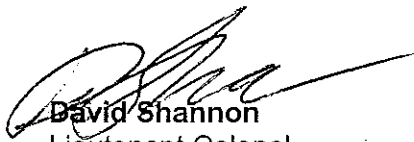
**Francis B. Magurn**  
Brigadier General  
Assistant Adjutant General/Army  
Land Component Commander  
Associate Commissioner



**Timothy A. Mullen**  
Colonel  
State Quartermaster  
Associate Commissioner



**Raymond Murphy**  
Colonel  
Assistant Adjutant General  
Associate Commissioner



**David Shannon**  
Lieutenant Colonel  
Construction Facilities Management Officer  
Associate Commissioner





**The Commonwealth of Massachusetts**  
**Executive Office of Public Safety & Security**  
**Military Division**

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Governor

Karyn E. Polito  
Lieutenant Governor

Daniel Bennett  
Secretary of Public Safety & Security

Major General Gary W. Keefe  
The Adjutant General

**Massachusetts Armory Commission**  
**Notice of Meeting and Agenda**

Pursuant to the Massachusetts Open Meeting Law, G.L. c. 30A, Sections 18-25, notice is hereby given of a meeting of the Massachusetts Armory Commission. The meeting will take place:

Thursday, March 23, 2017  
9:00AM to 11:00AM  
The Natick Readiness Center  
143 Speen Street, Natick MA

The agenda for this meeting is attached hereto.

Timothy A. Mullen  
Colonel, State Staff  
State Quartermaster  
Massachusetts Military Division  
339-202-3942

**NOTICE DATED:** March 16, 2017

**ARMORY COMMISSION AGENDA**

**NATICK ARMORY, NATICK, MA**

**23 March 2017**

**9:00AM to 11:30AM**

**0900-0905:** Greetings and Commission Meeting Opening **(Col Mullen)**

**OLD BUSINESS**

**0905-0925:** FICC/Stationing Committee Update **(COL Stewart)**

**0925-0940:** Real Property Planning Board (RPPB) Update **(LTC Shannon)**

**0940-0955:** MA ARNGMILCON & SRM Updates **(LTC Shannon)**

**0955-1005:** MA ANG MILCON & SRM Updates **(Col Wunder)**

**1005-1015:** Space Utilization Board Update **(Col Murphy)**

**1015-1030:** JBCC Update **(Col Magurn)**

**1030-1035:** State Quartermaster Armory/Facility Issues Update **(Col Mullen)**

**NEW BUSINESS**

**1035-1050:** New Business Topics Introduced/Open Forum **(Col Mullen)**

**1050-1100:** Force Protection Update **(MAJ Dindial)**

**1100-1115:** Environmental and Health Issues/Armories **(LTC Costa)**

**1115-1130:** Closing Comments / Meeting Adjourned