

# “By the Book” National Guard Facilities

- DA funds a Readiness Center (Armory) at 75%.
- 25% (match) is almost always provided by the State. But this means sole use/cost by the NG in an underutilized facility.
- The Military Department (state and federal) then bears the total costs for a facility that is only 100% occupied 2 days a month (drill weekend).
- The average age of a NG Readiness Center is over 40!
- The maintenance and repair necessary on the majority of these facilities is woefully overdue and underfunded.

## But What if we “Partner”?

- By “sharing” our common space, a Partner can have access to approximately 50% of a NG facility on a daily basis.
- Also, operating costs can be borne by partner or shared.
- So, a Partner can get 50% of the space for 25% of the costs and then the State has avoided 100% of the capital costs.
- The facility will present a positive image of the NG and the Partner to the community.
- The operating agreement must mandate military needs override those of the Partner.

# CLEMSON UNIVERSITY



## SOUTH CAROLINA ARMY NATIONAL GUARD



# CLEMSON UNIVERSITY SC ARMY NATIONAL GUARD



## The Partnership Concept

A Joint Venture, between two State Agencies,

Leveraging Financial and Political bases,

To provide a State of the Art

University and Military Facility, Fully Maximizing Resources

By Sharing Common Spaces and Operating Costs,

While Further Enhancing the Productivity and Prestige

Of Each Organization.



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## A NATURAL PARTNERSHIP

- \* Military Heritage
- \* University and Army Air & Missile Defense Command (AAMDC) Prestige
- \* State Entities and Stewards
- \* Education and Leader Development
- \* State and National Impact



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## MUTUAL BENEFITS

- Improved Facility for ROTC  
and Military Heritage Center
- Grant Opportunities
- Physical Plant Expansion
- Visibility
- Quality of Life
- Reduced Operating Costs
- Improved Facility



# CLEMSON UNIVERSITY SC ARMY NATIONAL GUARD





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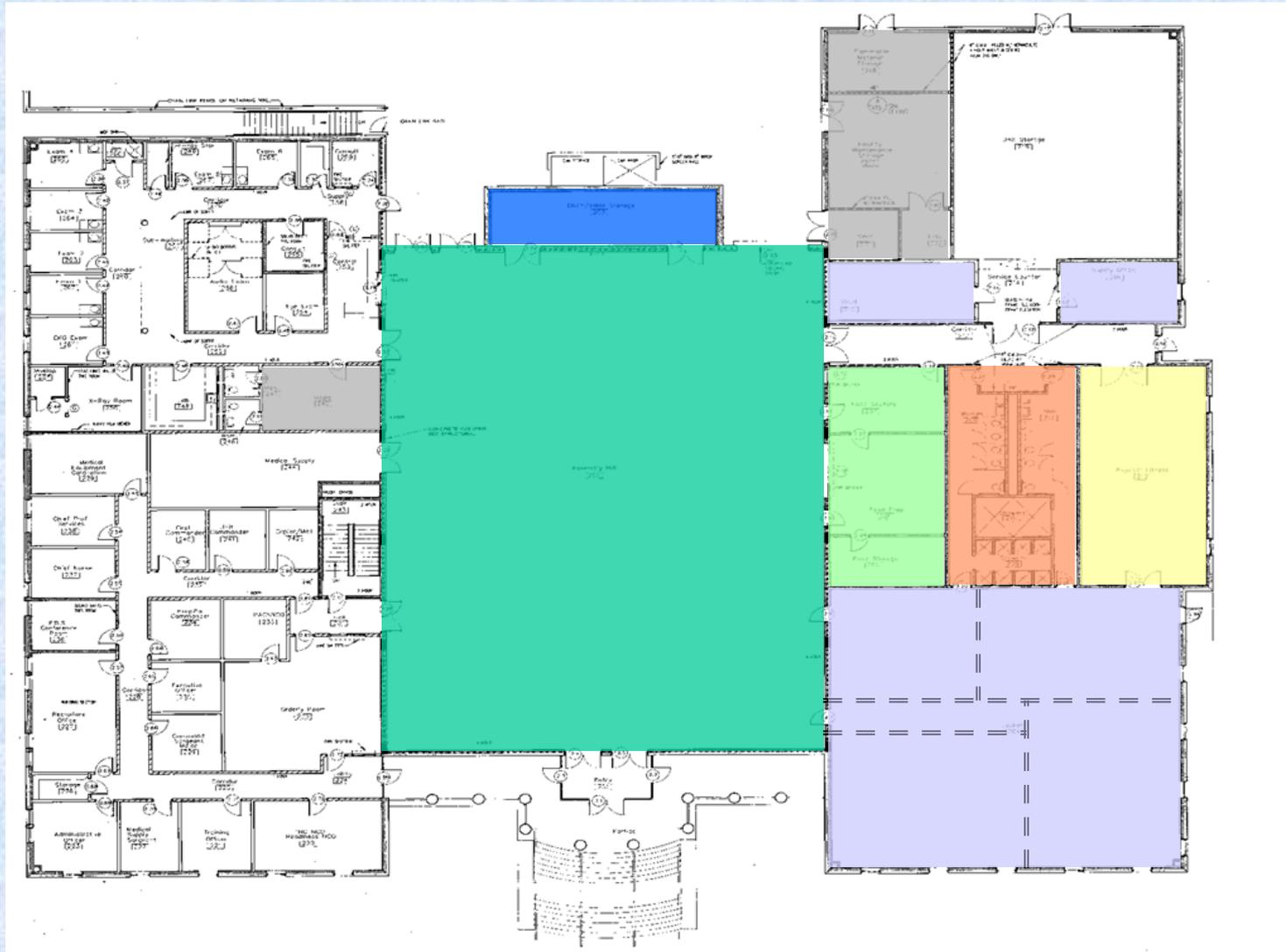
## ARMORY REQUIREMENT

• Assembly Hall	6,300
• Rifle Range	1,800
• Classrooms/Library/Learning Center	4,750
• Kitchen/Break/Vending Areas	1,980
• Locker Room	4,970
• Toilets & Showers	2,107
• Physical Fitness Area	800
• Facility Maintenance/Mech/Elec Rooms	3,230
• Admin Office Space (AAMDC & C/2-263 ADA)	10,450
• Supply Rooms	4,800
• Organizational Maintenance Shop	2,848

**TOTAL AUTHORIZATION 60,362**



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## The Time Line

•Land Acquisition/Environmental	1-2 Years	3-6 Months
•A/E Selection - Begin Work	3-6 Months	2 Months
•Secure Construction Funding	2-4 Years	1-2 Years
•Construction	<u>1.5 Years</u>	<u>1.5 Years</u>
	5-6 Years	3-4 Years

## Spartanburg, SC (FY99)

### Programmed Costs

Fed Share      \$4.5M

State Share    \$1.5M

### Actual Costs

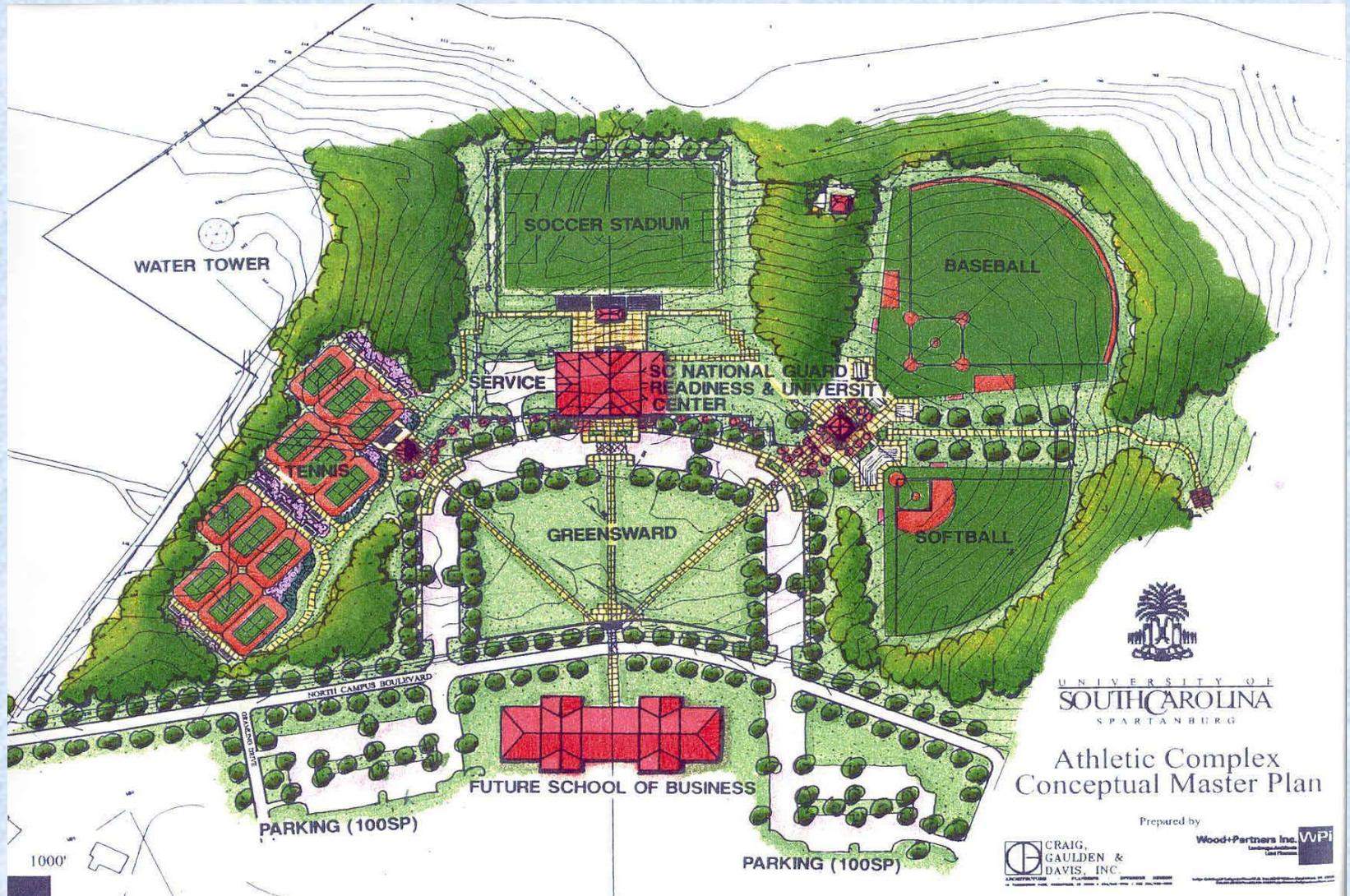
Fed Share      \$4.5M

State Share    \$0

Partner        \$0

The NG was allowed to transfer old property to the governmental entity providing the property for the new armory. The value was \$1.8M.

# Integrated into USC Master Plan







## The Citadel, SC (FY06)

### Programmed Costs

NG Fed Share	\$16.9M
NG State Share	\$ 6.0M
Citadel	<u>\$18.0M</u>
	\$40.9M

### Actual Costs

NG Fed Share	\$16.9M
( State Share )	\$ 4.0M
Citadel	<u>\$14.0M</u>
	\$34.9M

## The Citadel, SC (FY06)

### Programmed Costs

NG Fed Share	\$16.9M
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Citadel	<u>\$18.0M</u>
	\$40.9M

### Actual Costs

NG Fed Share	\$16.9M
( State Share )	\$ 4.0M
Citadel	<u>\$14.0M</u>
	\$34.9M

### Space Requirements

NG	89,336 sf
Citadel (now)	30,000 sf
<u>Citadel (future)</u>	<u>15,000 sf</u>

If no partnering 134,336 sf

# The Citadel, SC (FY2006)

## Programmed costs

NG Fed Share	\$16.9M
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## Space Requirements

NG	89,336 sf
Citadel (now)	30,000 sf
<u>Citadel (future)</u>	<u>15,000 sf</u>

## Actual built

82,009 sf
47,113 sf

If no partnering 134,336 sf 129,122 sf

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### Actual Built

82,009 sf
47,113 sf

### Useable !!!

91,867 sf
76,554 sf

If no partnering 134,336 sf

129,122 sf

### Functions as if

168,421sf

NG

Citadel

Requirement: 89,336

45,000

Built: 82,009

47,113

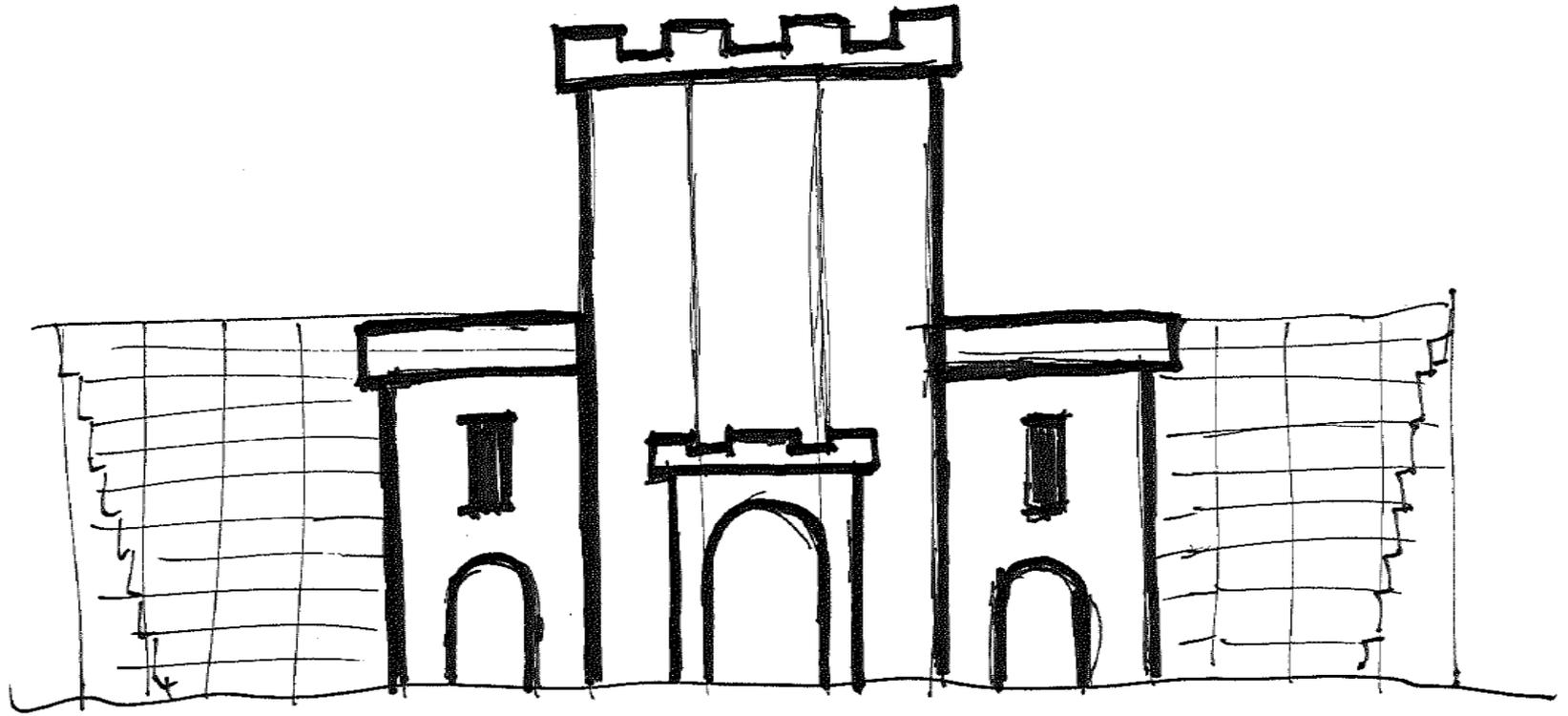
Shared: 29,441 → 29,441

76,554 Useable !

	<u>NG</u>	<u>Citadel</u>
Requirement:	89,336	45,000
Built:	82,009	47,113
Shared:	29,441	→ <u>29,441</u>
		<b>76,554 Useable !</b>

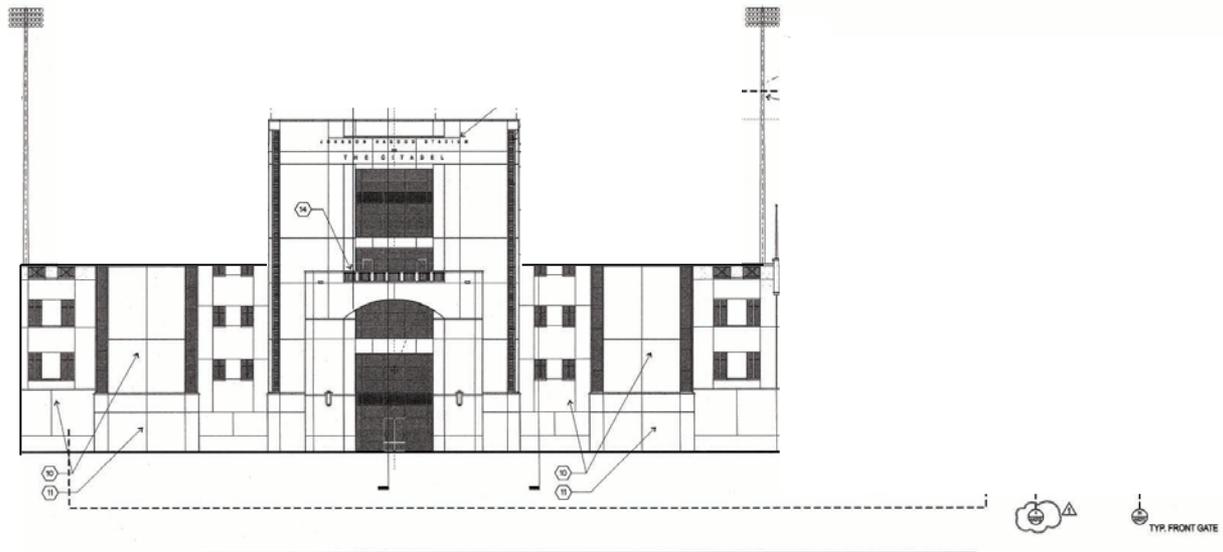
The Citadel had funds to build approximately 40,000 sf  
Through cost sharing with NG was able to build 47,113 sf,  
But through Partnering has access to 76,554 sf.

\* This is a 91.4% increase in cost effectiveness\*



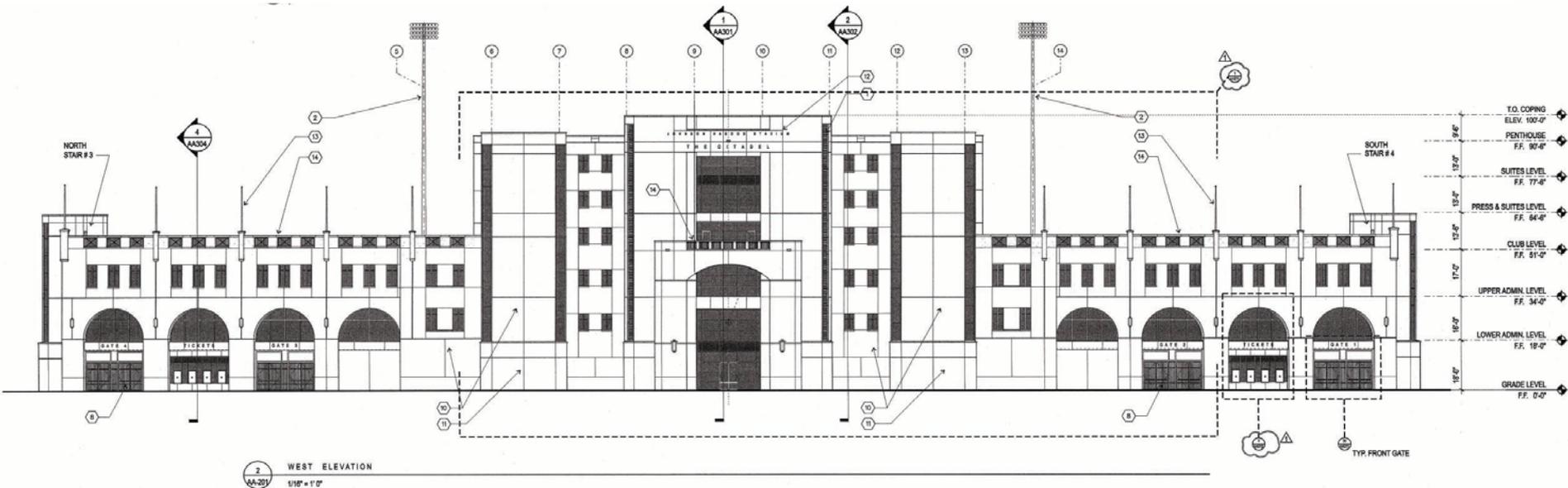
# Charleston Readiness Center

## Front and Side Elevations



# Charleston Readiness Center

## Front and Side Elevations



# Charleston Readiness Center .

Progress on 26MAR07



Progress on 18MAR08





# Operational Agreements

Spartanburg (USC Upstate) agreed to pay **ALL** operating costs as they can rent multiple areas of building to the public.

NG agreed to support all major system replacements in the future at a 50% rate.

Citadel agreed to pay 50% of all O&M costs.

Savings to the Military Department of South Carolina is approximately \$75,000 a year!!!