

Mingo
Civilian Conservation Center
Puxico, Missouri

Facility Planning Report
Volume I
Planning Strategy

Preliminary
May 1999



Department of Labor / Employment and Training Administration



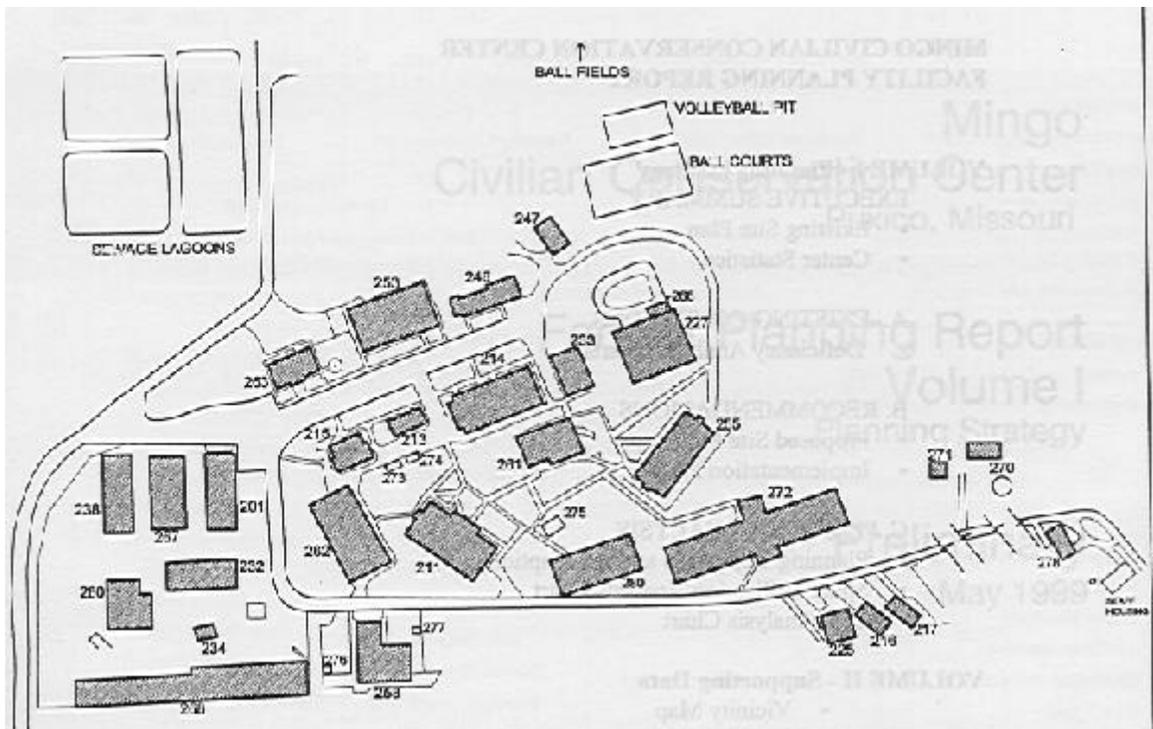
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Building 263 - Administration



BUILDING LEGEND

NUMBER USAGE

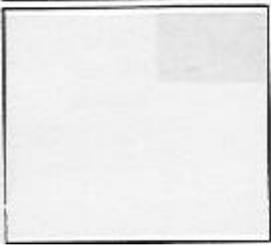
- 201 - WELDING
- 211 - VOCATIONAL/DISPENSARY
- 213 - HUMAN RESOURCES
- 214 - EDUCATION BUILDING
- 215 - RESIDENTIAL LIVING
- 216 - STORAGE
- 217 - ANGLER'S CLUB
- 225 - ORIENTATION
- 227 - GYMNASIUM
- 232 - AUTOMOTIVE SHOP
- 233 - ARTS & CRAFTS
- 238 - STORAGE
- 246 - CULINARY ARTS

- 253 - DINING HALL
- 255 - MEN'S DORMITORY # 1
- 258 - CARPENTRY/ MASONRY
- 260 - HEAVY EQUIPMENT
- 261 - RECREATION/ CANTEEN
- 262 - WOMEN'S DORMITORY # 4
- 263 - ADMINISTRATION
- 267 - BLDG. MAINT./ PAINTING
- 268 - WAREHOUSE/ LAUNDRY/VOC.
- 270 - WATER TREATMENT
- 272 - MEN'S DORMITORY # 5
- 276 - TEMPORARY VOCATION
- 280 - EDUCATION BUILDING (UNDER CONSTRUCTION)

STRUCTURES

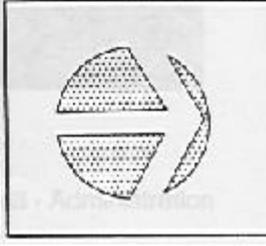
- 234 - OIL/ PAINT STORAGE
- 247 - PAVILION
- 266 - SWIMMING POOL PUMP HOUSE
- 271 - STORAGE
- 273 - SHELTER
- 274 - SHELTER
- 275 - STORAGE
- 276 - TRAILER STORAGE
- 277 - CARPENTRY STORAGE

EXISTING SITE PLAN



MINGO CIVILIAN CONSERVATION CENTER
 BOX F.
 PUXICO, MISSOURI 63960

0 50 100 200



**EXECUTIVE SUMMARY
MINGO JOB CORPS CIVILIAN CONSERVATION CENTER
MAY 1999**

Purpose

The Program Year 1998 Mingo Civilian Conservation Center Facility Survey was conducted the week of April 12, 1999. The survey was conducted by an architect and a team of engineers for the following purposes:

1. Documentation of existing conditions.
 - Documenting and/or verifying the physical features and conditions of the buildings and site. General barrier-free access issues are included in this report.
 - Documenting and/or verifying the programmatic characteristics of the various Job Corps operational functions as it relates to the Centers' facilities. Program issues include: size (square footage) of functional areas; operational layout; and functional amenities.
2. Identification of deficiencies.
 - Identifying facility deficiencies and the corresponding funding requirements for individual deficiency corrections in an effort to bring the center to an optimal state of utilization and repair. Deficiencies are categorized in three groups: program; site; and building.
3. Development of a plan of action.
 - Developing a plan of action based on center needs identified through deficiencies and discussions with national, center and regional personnel. The plan of action can take the form of a long range plan, development strategy or simple list of corrections depending on the situation. The intent of this plan is to provide actions which most positively impact center operations and the overall living and learning environment.
4. Collection of associated information.
 - Gathering additional information related to energy and environmental issues. This information comes in the form of reports from the center (written or verbal) and is documented and coordinated with the energy and environmental management plans contained in this report. Typically, these energy and environmental management plans are based on previously performed audits.

Report Contents

The survey information is contained in two volumes. Volume I provides a summary of data collected/verified during the facility survey, provides analysis of portions of that data, and then focuses on a plan of action. Volume I also includes a proposed site plan and implementation plan to assist in the explanation of this plan. Current Center information is provided in the opposite page fold out which displays an existing site plan and a Center Statistics Sheet. Volume II contains the detailed supporting data which is summarized in Volume I and also provides documentation of related correspondence which occurs throughout the Facility Planning Report process.

Significant Issues

The Mingo Civilian Conservation Center located in the Mingo Wildlife Refuge was constructed as a Job Corps Center in 1965. Since then, the center has grown by the construction of new buildings by the VST trades. Facility deficiencies cited and/or verified at the center in this last facility survey amounts to nearly \$3.7 Million. Due in part to the ages of these original buildings and their construction, significant issues impacting the operations and/or the learning and living environment at the Mingo Civilian Conservation Center are as follows:

- (1) The center has a number of buildings/double-wide trailer units that are old, in poor condition, and have outlived their useful life; including metal Building No. 233 (Arts and Crafts); temporary double-wide trailer 214(Educ), 215(Res. Liv.); and pole Building No. 238(Voc/Ed Storage).
- (2) The center's main entrance drive intersects the entrance road to the Mingo Wildlife Refuge. The entrance does not have a gate or security checkpoint to filter out undesirable visitors to the center. Frequently, visitors drive on the center for undesirable reasons. Also, the lack of security jeopardizes the safety of the students.
- (3) The recreation activities are being conducted in 3 separate buildings and the staff is being strained in order to monitor these 3 buildings and the outdoor activities at the same time and one building is in poor condition.
- (4) The health occupations vocation is currently being conducted temporarily in one of the staff housing units which is inadequate space for conducting the training of the students.

Recommended Plan

The management team for the Mingo Civilian Conservation Center has prepared and presented a proposed plan for the future development of the center. The recommended plan described herein responds to both significant issues stated above and additional program requirements brought forward in the center's proposed plan.

The overall direction of the development plan is to replace older, deficient buildings with new construction, and by way of this exercise reorganize the center site plan to effectively improve center operations and enhance the overall campus environment.

Currently, the center has begun this process with the ongoing construction of a new education building and design of a new welding vocation building. Both projects are being built with Vocational Student Training (VST) forces. Therefore, the recommended development plan will begin here with the following action plan and projects:

1. Provide the necessary funds for HVAC, plumbing and electrical systems installation (by qualified contractors) for the welding vocation building. (The new Education Building will be fully funded in Program Years 1999 and 2000)

2. Construct a new 600 GSF flammable storage building to replace the existing storage building being displaced by the new welding vocation building. Project to be performed by VST forces.
3. Renovate a portion of Building No. 211 to house the Health Occupations vocation now located distant from the education portion of the campus. This would also locate this vocation near the medical/dental facilities.
4. Construct a new 300 GSF security entrance building, gate and visitor parking lot. This project will provide needed site security and visitor control. Project to be performed by a combination of VST forces and outside contractors.
5. Design and construct a 10,000 GSF addition to the gymnasium. This project will allow for replacement of aged and deteriorated Building Nos. 233, 215 and consolidate recreational facilities for improved operations.

Projects recommended for future years include the replacement of older Dormitory Building No. 255, an addition to the Administration Building No. 263, and the renovation of Building No. 261. Future projects will be reviewed, during the next facility survey in three years, closer to the anticipated time of need.