

**B**  
Recommendations

## RECOMMENDATIONS

The recommended development plan for the Mingo Civilian Conservation Center described herein is predicated on significant issues, deficiency findings, space utilization, site and building conditions and operational issues which impact the living and learning environment at the center. Typical planning objectives/assumptions and analysis of space utilization and costs to repair may be found in Planning Analysis, Section C of this report. Also, strongly considered was the long range plan provided and presented by the center management team. (See attached list of center objectives with recommended response shown at the end of this report section)

Twelve of twenty-five buildings utilized by the Mingo Civilian Conservation Center are between 30 to 35 years old and nearing, if not beyond, the end of their useful life. The recommended development strategy for this center will therefore focus on the phased replacement of these buildings. This replacement also affords the opportunity to reorganize the center's site plan to effectively improve center operations and enhance the overall campus living and learning environment.

Currently the center is constructing a new 18,500 GSF education building to replace aging Building No. 214 and also designing a new 6,000 GSF welding vocation building to replace the existing and obsolete Building No. 201. The new welding vocation building is being funded through the Vocational Enhancement Fund. Construction of both buildings is being performed by Vocational Student Training (VST) forces.

The following is the list of Major Regional and Regional projects recommended for incorporation into the center development plan. Included with each project is the project's estimated cost for design and construction followed by the perceived justification for that project. Since the projects are categorized below as Major Regional and Regional projects, the combined sequencing of projects is described by the Implementation Plan which follows this written recommendation.

### Major Regional

- |     |  |           |
|-----|--|-----------|
| 1 - | Construct a 10,000 GSF addition to the gymnasium to include a multi-purpose room, student government room, arts and crafts, pool hall, library, snack bar, offices/first aid, aerobics, women's weight room, men's weight room, storage and a cover over the pool. This project will be performed by VST forces. | \$740,000 |
|     | <ul style="list-style-type: none"><li>• Moves functions out of Building No. 233 nearing the end of its useful life</li><li>• Consolidates recreational functions for better staff monitoring</li></ul>   |           |

**Total      \$740,000**

## Regional

Remaining deficiencies are considered for funding on an annual basis and will be funded based on the Center/Regional/National priorities. Regional and Center projects recommended to be addressed in the short term include the following:

### Approved Project

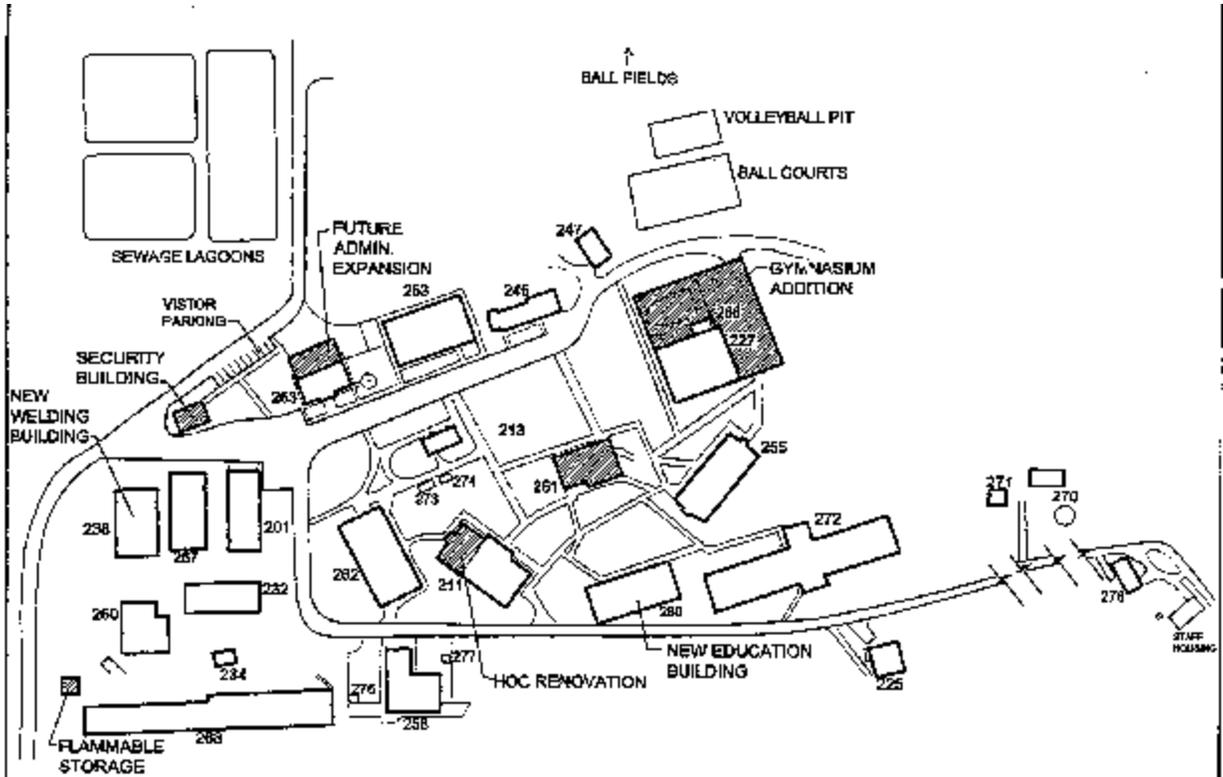
- Construction of new education building. Completion of the new education building will allow for the demolition of existing Building No. 214 and phased over two years. Project performed by VST forces. \$1,000,000

### Proposed Projects

- Provide the necessary funds to complete the installation of HVAC, plumbing, and electrical systems for the welding vocation building. This funding will allow for building completion and occupancy. Completion of the welding vocation shop building will allow for the reuse of the existing welding vocation building for storage. \$127,000
- Construct a new 600 GSF flammable storage building to replace Storage Building No. 238 now located at the future location of the new welding vocation building. The new building shall have 3 separate bays with explosion proof electrical/mechanical fixtures. The project will be performed by VST forces. \$56,000
- Upon completion of the new education building and its occupancy by clerical and high school classrooms from Building No. 211, renovate a portion of Building No. 211 to house the health occupations vocation. The project will be performed by VST forces. \$17,000
- Construct a new 300 GSF security entrance building, an entrance gate, and visitor parking lot. This project will provide needed site security and visitor control. The project will be performed by VST forces. \$40,000

This proposed development plan is described further on the following page through a proposed site plan and implementation plan.





**BUILDING LEGEND**

**NUMBER USAGE**

- 201 - STORAGE
- 211 - VOCATIONAL/DISPENSARY
- 213 - HUMAN RESOURCES
- 225 - ORIENTATION
- 227 - GYMNASIUM
- 232 - AUTOMOTIVE SHOP
- 233 - ARTS & CRAFTS
- 238 - WELDING
- 246 - CULINARY ARTS
- 253 - DINING HALL
- 255 - MEN'S DORMITORY # 1
- 258 - CARPENTRY/ MASONRY

- 260 - HEAVY EQUIPMENT
- 261 - RESIDENTIAL LIVING/ CSO
- 262 - WOMEN'S DORMITORY # 4
- 263 - ADMINISTRATION
- 267 - BLDG. MAINT./ PAINTING
- 268 - WAREHOUSE/ LAUNDRY/VOC.
- 270 - WATER TREATMENT
- 272 - MEN'S DORMITORY # 5
- 278 - TEMPORARY VOCATION
- 280 - EDUCATION BUILDING  
(UNDER CONSTRUCTION)

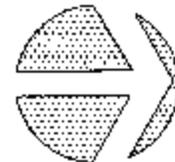
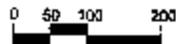
**STRUCTURES**

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

**PROPOSED SITE PLAN**

 LONG RANGE PLAN IN NUMERICAL SEQUENCE

**MINGO CIVILIAN CONSERVATION CENTER**  
 BOX F,  
 PUXICO, MISSOURI 63960



**MINGO CIVILIAN CONSERVATION CENTER  
DEVELOPMENT PLAN**

**IMPLEMENTATION PLAN**

**PROJECT DESCRIPTION**

NO.	PROJECT	SQ FT	NCL FUNDING DATE:	Dollars are in Millions					Total
				1999	2000	Phase 1	Phase 2	Phase 3	
<b>APPROVED</b>									
1	New Education Bldg	16,000	Construction	\$0.502	\$0.488				
<b>PROPOSED</b>									
2	HVAC & Electrical for New Welding Shop	6,000	Construction		\$0.127				
3	Flammable Storage Bldg	600	Design / Construction		\$0.070				
4	Renovate Bldg 211	2,000	Construction			\$0.07			
5	Security Entrance Bldg	300	Design / Construction				\$0.010		\$0.030
6	Addition to Gymnasium	10,000	Design / Construction					\$0.000	\$0.650
<b>TOTAL</b>				<b>\$0.502</b>	<b>\$0.681</b>	<b>\$0.017</b>	<b>\$0.010</b>	<b>\$0.650</b>	<b>\$2.790</b>

**ASSOCIATED PROJECTS**

Cost estimates are capitalized to an projected year of construction and will be further available as required. Equipment Costs are not included in construction estimates.

- 1a- Upon completion of New Flammable Bldg, renovation of 211 can begin
- 1b- Bldg. 214 can be demolished upon completion of New Education Bldg.
- 2a- Bldg. 201 can be used for storage upon completion of the Welding Bldg.
- 3a- Bldg. 230 can be demolished upon completion of the flammable storage Bldg.
- 3b- Construction of New Welding shop can begin after dem. of Bldg. 230
- 4a- Health Occupations can be relocated from staff housing to Bldg. 211
- 5a- Bldg. 239 can be demolished upon completion of the addition to the gym
- 5b- Bldg. 251 can be renovated upon completion of the gym.

**Projects shown will be funded on an individual basis at the discretion of the DOL National Office based on funding availability. Phases shown depict the recommended chronological order in which the projects should be implemented**



## **Center Proposed Development Plan**

The center has submitted their recommendations for building replacement along with their proposed site plan. We have reviewed their proposal and provide the following response to each project listed.

	<u>Center's Objectives</u>	<u>Recommendations</u>
1.	Education Building	(Currently under construction)
2.	Security Building	(Recommended in Facility Plan)
3.	Flammable Materials Storage	(Recommended in Facility Plan)
4.	Construction Storage	(Use Building No. 201 when vacated)
5.	New Welding Shop	(Currently in design)
6.	Painting Building	(Future consideration)
7.	Recreation Addition to Gym	(Recommended in Facility Plan)
8.	Addition to women's Dorm	(Future consideration)
9.	Health Occupations Building	(Move to Building No. 211)
10.	Addition to Administration Bldg.	(Future consideration)
11.	Dispensary Building	(Future consideration)
12.	Voc/Ed/Res. Storage & Pavilion	(Future consideration; move Voc. Storage to Building No. 201)