

# Army Lodging Wellness Recommendation



## Fort Meade - Final Submittal

July 25, 2003

**3D/I**

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## Introduction

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# Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Meade Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including renovation, replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

## Methodology

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### ***Demand***

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

### **Assessment**

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance with Army Lodging functional standards. Facilities assessed to be in fair to good condition and meeting the majority of functional requirements are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different from current standards will typically exceed 50% of the replacement cost and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons and assessment documentation.
- The age, condition and existing configuration of **all** of the existing Lodging **buildings** support a finding of replacement through new construction.
- Force protection construction criteria have a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis and proposed construction, incorporates requirements from the UFC 4-010-01. Consistent with this guidance, force protection mitigation is not considered unless the renovation cost exceeds 50% of the replacement cost for a facility.

## **Demand Summary**

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Based on the historic and expected demand pattern at this facility, we recommend that the number of rooms be sized using the “80% of Official Demand” criterion. Using this criterion, we expect an occupancy rate of 87% which meets 80% of the projected official demand.

### **Room Count and Mix Recommendation**

- 278 rooms
- Proposed room mix:
  - 82 standard guest rooms
  - 141 extended-stay guest rooms offering a kitchenette
  - 55 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

The demand analysis has determined a need of 278 rooms; however, based on proposed building configurations, the actual number recommended for the Fort Meade Wellness Plan will be 282 rooms.

## Lodging Summary

The following Lodging for Fort Meade is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table additionally indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the New Proposed Lodging Facility reflects the proposed layout and does not match the exact Demand numbers because of building configuration.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Units	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
<b>Wellness Recommendation based on Demand Analysis</b>						<b>278</b>	<b>82</b>	<b>141</b>	<b>55</b>
<b>Existing Lodging Facilities</b>									
2793	54		54			0			
4415	7				7	0			
4703	16				16	0			
4704	30				30	0			
4705	30				30	0			
4707	56				56	0			
4709	59				59	0			
<b>Totals</b>	<b>252</b>	<b>0</b>	<b>54</b>	<b>0</b>	<b>198</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>New Proposed Lodging Facility</b>									
						<b>282</b>	<b>82</b>	<b>140</b>	<b>60</b>
<b>Total Lodging Rooms</b>									
						<b>282</b>	<b>82</b>	<b>140</b>	<b>60</b>

### Summary of Room Count and Mix based on Configuration

- 282 rooms
  - 82 standard guest rooms;
  - 140 extended-stay guest rooms offering a kitchenette;
  - 60 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

## Cost Summary

### Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facility. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units					Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Renovation Cost**	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Renovation Cost	New Construction Cost
<b>Existing Lodging Facilities</b>									
2793	54	\$ 2,742,505	****	\$ 5,291,365	51.83%	0			
4415	7	\$ 503,830	****	\$ 961,680	52.39%	0			
4703	16	\$ 1,357,115	****	\$ 2,636,230	51.48%	0			
4704	30	\$ 1,472,295	****	\$ 2,636,230	55.85%	0			
4705	30	\$ 2,182,440	****	\$ 4,067,605	53.65%	0			
4707	56	\$ 2,228,305	****	\$ 4,067,605	54.78%	0			
4709	59	\$ 2,278,700	****	\$ 4,067,605	56.02%	0			
<b>Totals</b>	<b>252</b>					<b>0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>New Proposed Lodging Facility</b>									
						<b>282</b>	<b>\$ 27,106,860</b>		<b>\$ 27,106,860</b>
<b>Total</b>									
						<b>282</b>	<b>\$ 27,106,860</b>	<b>\$ -</b>	<b>\$ 27,106,860</b>

- \* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.
- \*\* The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.
- \*\*\*\* If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

### Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed renovation and new construction costs on-post. The renovation and new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	New Building
Cost per Room at Fort Meade	\$ 58.38
Off Post Cost per Room	\$ 86.33
Difference between On-Post and Off-Post Lodging per Room	\$ 27.95
% Savings of On-Post to Off-Post Lodging	32.4%

The Cost Per Room at Fort Meade is based on:  
 Renovation / New Construction Cost w/ inflation to FY 08  
 Current Operating Cost w/ inflation to FY 08  
 Cap Ex Cost  
 Capital Assessment Cost to FY 08  
 Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference, and a savings of 32.4%, it is our recommendation that the Army construct a new Lodging facility at Fort Meade in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

## Recommendations / Conclusions

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The Wellness Recommendation for Fort Meade is to construct a new Lodging facility on-post to accommodate all the demand of 278 rooms, and public and back-of-the house spaces. **The new facility will include 282 rooms to meet the 278 room requirement.** The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers because of building configuration. All existing Lodging facilities do not meet condition and/or functional requirements based on cost and shall be removed from the Lodging inventory. A synopsis of recommended building actions follows:

- All existing on-post Lodging buildings be removed from the Lodging inventory due to condition of existing building systems and/or cost of renovation meet Army Lodging functional criteria.
- A new building be constructed to include 282 rooms to meet the **278 room requirement.** This building will be planned to include all public and back-of-the-house Lodging functions for the total on-post Lodging inventory.

### **Cost Summary**

New Lodging Facility	\$27,106,860
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### **Phasing**

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 2793, 4415, 4703, 4704, 4705, 4709, and 2793.
- Construct new Lodging facility prior to removing existing Lodging facilities from inventory.
- Remove buildings 2793, 4415, 4703, 4704, 4705, 4709, and 2793 from Lodging inventory.

## Installation Summary

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# Section 2 Lodging Master Plan



Fort Meade, established in 1917, occupies over 9,000 acres on a site between Washington D. C. and Baltimore, Maryland. The primary mission of Fort Meade is to support several tenant organizations on the installation, as well as Command and supervision of reserve units and coordination, training and supervision of the National Guard.

The Fort Meade Installation Guide, completed in 1995, incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current lodging room night requirements, Army guidance on lodging facility design standards, and force protection construction standards required additional analyses, and were incorporated into the recommendations of this Lodging Wellness Plan.

The character of Fort Meade has been preserved and enhanced through the continued use of brick. Medium to low sloped tile roofs, small window and exterior openings, often shaded by overhangs or balconies and long, low building masses exemplify the desired architecture of the installation.

## Master Plan Summary

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Lodging facilities at Fort Meade were constructed in various phases and are located in several areas of the installation. The lodging office, housed in Building 4707, is located near the center of the installation and in close proximity to a majority of the community facilities. The remainder of the lodging facilities are located within one mile of Building 4707. A thorough condition and functional assessment of the existing buildings noted significant deficiencies in all of the buildings. The renovation of these buildings to the new lodging standards and building configuration design is not viable within the 50% threshold.

This Fort Meade Lodging Master Plan reflects the 278 lodging room requirement with replacement and consolidation of the entire existing lodging inventory into a proposed cohesive lodging facility, including removal of all existing facilities from the lodging inventory. The proposed lodging facility includes 282 rooms consisting of 82 standard guest rooms, 140 extended stay rooms and 60 family suites. The public areas and support spaces are sized for the 282 rooms. The number of rooms for the proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration.

## Existing Lodging Facilities

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### ***Lodging Building 2793***

Building 2793, constructed in 1972, is a two story facility housing 54 extended stay rooms. While this facility currently meets the Army Lodging size standards it is **poor** condition. The building is a wood frame construction with only a 40-50 year life cycle. Because of the age in 2008 it is our recommendation that further money not be spent to enhance this facility. **The cost to make condition assessment improvements will exceed 50% replacement cost.**

Our recommendation is to remove building 2793 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Meade Wellness Solution and Lodging master plan.



### ***Lodging Building 4415***

Building 4415, Kuhn Hall, constructed in 1944, is a two-story facility housing seven DVQ suites. **The was in poor condition.**  
**The cost to make condition assessment improvements will exceed 50% replacement cost.**

Our recommendation is to remove building 4715 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Meade Wellness Solution and Lodging master plan.



### ***Lodging Building 4703***

Building 4703, Norton Hall, constructed in the late 1930's is a two-story facility housing 14 two-bedroom guest rooms with shared bath rooms, and two one-bedroom guest rooms with shared bath rooms. This facility is in **poor** condition, but does not meet current Army Lodging standards. **The cost to make condition assessment improvements will exceed 50% replacement cost.**

Our recommendation is to remove building 4703 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Meade Wellness Solution and Lodging master plan.



### ***Lodging Building 4704***

Building 4704, Nicholson Hall, constructed in the late 1930's is a two-story facility housing 30 one-bedroom guest rooms with shared bath rooms. This facility is in **poor** condition, but does not meet current Army Lodging standards. **The cost to make condition assessment improvements will exceed 50% replacement cost.**

Our recommendation is to remove building 4704 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Meade Wellness Solution and Lodging master plan.



### ***Lodging Building 4705.***

Building 4705, Trott Hall, constructed in the early 1930s, is a three-story facility housing 30 two-bedroom guest rooms with shared bath rooms, and two one-bedroom guest rooms with shared bath rooms. This facility is in **poor** condition, but does not meet current Army Lodging standards. **The cost to make condition assessment improvements will exceed 50% replacement cost.**

Our recommendation is to remove building 4705 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Meade Wellness Solution and Lodging master plan.



### ***Lodging Building 4707***

Building 4707, Brett Hall, constructed in the late 1930s, is the Lodging office for the installation. This three-story facility houses 56 one-bedroom guest rooms with shared bath rooms, is in **poor** condition, but does not meet current Army Lodging standards. **The cost to make condition assessment improvements will exceed 50% replacement cost.**

Our recommendation is to remove building 4707 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Meade Wellness Solution and Lodging master plan.



### ***Lodging Building 4709.***

Building 4709, Heard Hall, constructed in the late 1930s, is a three-story facility housing 59 one-bedroom guest rooms with shared baths rooms. This facility is in **poor** condition, but does not meet current Army Lodging standards. **The cost to make condition assessment improvements will exceed 50% replacement cost.**

Our recommendation is to remove building 4709 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Meade Wellness Solution and Lodging master plan.

## **New Lodging Building**

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The proposed Lodging facility will include 282 rooms consisting of 82 standard guest rooms, 140 extended stay rooms, 60 family suites, and all the public areas and back-of-the-house spaces. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration.

Several sites were considered for this new facility, with the recommended location directly east of the existing parade grounds, bounded at the north by Mapes Road, at the south by Bundy Street, at the east by Cooper Avenue and at the west by Griffin Avenue. This location will allow easy access from the Visitor's Center, and be in close proximity to the community services.

The proposed building construction is steel frame with CMU and glass exterior curtain walls, sloped tile roof, and a brick exterior veneer. The architectural guidance for Fort Meade will be incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The core area and building wings will maintain a 3-story height, and the entrance will be emphasized with a single story covered drop-off area, providing a pedestrian scale and emphasis.

## Areas and Occupancy

The following chart indicates all spaces and size based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
<b>Total Area including 8.5% Add On Factor (does not include Outside Areas)*</b>			<b>156,418</b>	<b>158,276</b>
<b>Public Areas</b>			<b>39,886</b>	<b>38,655</b>
Exterior Entrance	N/A	N/A	-	-
Vestibule	1	1	-	-
Lobby (includes vestibule)	1	800-1,000	800-1,000	1,326
Front Desk	3 stations	150	150	155
Bell Cart Station	4	12	48	54
Breakfast Bar (Seat/Svc) - min.	1	550	550	674
Passenger Elevators	2	64	384	384
Stairs	10	230	6,900	5,190
Public Corridors	-	-	26,900	26,864
Public Telephone Area	4	4	16	16
Vending - Full Service	3	70	210	462
Vending - Ice Only	3	30	90	160
Women - Lobby	1	260	260	261
Men - Lobby	1	260	260	261
Multi-Purpose Room - (250 s.f. min.)	1	250	250	416
Study Rooms (1 per 25 ext stay units)	6	250	1,500	-
Guest Laundries (2 sets w/d per 75 units)	4	192	768	1,035
Gear Wash Rooms - (170 s.f. min.)	-	170	-	-
Guest Bulk Storage (1 per 4 family suites)	15	25 ea. 40 w/circ.	600	1,397
<b>Guest Rooms</b>	<b>282</b>		<b>93,600</b>	<b>93,600</b>
Guest Room - Standard	82	300	24,600	24,600
Guest Room - Ext. Stay	140	300	42,000	42,000
Guest Room - Family Suites	60	450	27,000	27,000
<b>Back-of-House Areas</b>			<b>10,678</b>	<b>13,770</b>
Manager's Office	1	180	180	189
Assistant Manager Offices	1	120	120	125
Front Office Manager	1	100	100	101
Admin. Offices	5 staff	500-600	500-600	554
Cash Room	1	100	100	101
Luggage Storage	1	75	75	108
Admin. Conference Room	1	350	350	416
Housekeeping Office	1	120	120	120
Dirty/Clean Linen Storage	-	100	-	-
In-House Laundry - (500 s.f. minimum)	1	500	500	537
Receiving Office	1	75	75	83
Maintenance Area	1	250	250	250
Kitchen Prep Room	1	150	150	155
Break Room	1	280	280	280
Staff Toilet - Men	1	100	100	110
Staff Toilet - Women	1	150	150	110
Access Corridor	-	-	650	635
Receiving -min.	1	150	150	187
Housekeeping Rooms	1 per 15 units	128	2,432	2,873
Service Elevator	1	80	240	206
Data/Commo Room	1	150	150	206
Switch Closets	6	16	96	1,278
Janitor Closet	1	50	50	108
Mechanical Room	-	-	2,256	2,281
General Storage Room - (500 s.f. min.)	1	500	500	1,411
Bulk Storage Room - (500 s.f. min.)	1	500	500	847
Electrical Room	3	140	420	423
Elevator Equipment Room	1	84	84	76
<b>Exterior</b>			<b>400</b>	
Playground (Outdoor)	1	-	-	-
Grounds Maintenance	1	400	400	-

\* Add on factor to cover s.f. for partitions and any space not included in numbers above.

### **Cost Summary**

The New Construction Cost \$27,106,860

- All costs are adjusted by the Area Cost Factor of 100% for Ft Meade.

### **Cost Analysis**

#### **Summary of Project Replacement Cost (based on 158,276 s.f.)**

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>3.15%</b>	<b>\$576,411.25</b>
Parking Lots		\$236,360.00
Site Earthwork		\$340,051.25
<b>03 Concrete</b>	<b>19.18%</b>	<b>\$3,511,218.82</b>
Floor Construction		\$2,445,088.82
Slab on Grade		\$251,835.00
Stair Construction		\$58,800.00
Standard Foundations		\$755,495.00
<b>04 Masonry</b>	<b>4.06%</b>	<b>\$743,985.81</b>
Exterior Walls		\$743,985.81
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.69%</b>	<b>\$1,042,585.05</b>
Roof Construction		\$425,126.64
Roof Coverings		\$617,458.41
<b>08 Doors &amp; Windows</b>	<b>8.09%</b>	<b>\$1,480,469.00</b>
Exterior Doors		\$21,491.00
Exterior Windows		\$1,168,000.00
Interior Doors		\$290,978.00
<b>09 Finishes</b>	<b>19.30%</b>	<b>\$3,533,591.22</b>
Ceiling Finishes		\$1,009,863.22
Floor Finishes		\$1,217,733.30
Partitions		\$722,584.48
Wall Finishes		\$583,410.22
<b>10 Specialties</b>	<b>0.02%</b>	<b>\$3,389.50</b>
Fittings		\$3,389.50
<b>11 Equipment</b>	<b>3.92%</b>	<b>\$717,034.50</b>
Commercial Equipment		\$15,125.00
Other Equipment		\$701,909.50
<b>13 Special Construction</b>	<b>4.97%</b>	<b>\$909,615.98</b>
Communications & Security		\$409,478.29
Sprinklers	\$500,137.69	
<b>14 Conveying Systems</b>		<b>1.17%</b>
Elevators and Lifts	\$214,800.00	
<b>15 Mechanical</b>		<b>15.65%</b>
Cooling Generating Systems	\$1,208,792.00	
Domestic Water Dist		\$565,200.00
Plumbing Fixtures		\$1,090,981.00
<b>16 Electrical</b>		<b>7.11%</b>
Electrical Service & Distribution		\$1,292,281.50

Site Lighting	\$8,780.00	
<b>19 FF&amp;E</b>		<b>7.70%</b>
Interior FF&E allowance		\$1,410,000.00
Total Raw Cost	100.00%	\$18,309,135.6
<b>Additional Hard Cost (Template: Army Lodging New Construction)</b>		
<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$100,700.25
Force Protection	0.00%	\$0.00
General	10.00%	\$1,830,913.5
<b>Total Additional Hard Cost</b>		<b>\$1,931,613.81</b>
<b>Soft Cost (Template: Army Lodging New Construction)</b>		
<b>Parameter</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$1,012,037.47
SIOH Conus	6.50%	\$1,381,431.15
Design	10.00%	\$2,024,074.94
08 MYr Inflation Fct	9.93%	\$2,448,568.50
<b>Total Soft Cost</b>		<b>\$6,866,112.06</b>
<b>Total Project Cost for Replacement</b>		<b>\$27,106,861.51</b>

**INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE**

**INSERT LODGING MASTER PLAN DRAWING HERE**

**INSERT PROPOSED LODGING FACILITY (FLRS. 1-3) DRAWINGS HERE**

### Section 3 Demand Analysis

Fort Meade is primarily an administrative installation that supports the headquarters of the First U.S. Army (East) and numerous tenant commands. These groups include the National Security Agency, U.S. Army Intelligence and Security Command, Naval Security Group, 694<sup>th</sup> Intelligence Group, U.S. Army Field Band, U.S. Environmental Protection Agency and the Defense Information School. The installation's administrative/headquarters activities generate the majority of the demand for lodging.

The combined military and civilian permanent population has declined by almost 8,400--or 22%--over the last five years. Department of Defense (DoD) civilian employees declined by 5,800 personnel, and military personnel declined by 2,600. Almost the entire decline occurred in 2001 when a military police unit moved from the installation and parts of the Directorate of Public Works were privatized. Although the declines appear substantial, they did not reduce demand for lodging accommodation for either Temporary Duty (TDY) or Permanent Change of Station (PCS) personnel during the same time period. We project that the installation's population will decline 0.81% in 2003 and stabilize at that level.

Demand for lodging at the installation is dominated by personnel on TDY. The PCS personnel and unofficial travelers represent 19% and 5%, respectively. Unofficial demand is not used in the calculation of recommended room inventory. The majority of TDY personnel stay longer than 14 days--an average of 57 days--while a slight majority of PCS personnel stay 14 days or less. The table below describes the official demand population at this installation.

Fort Meade Official Market Demand Analysis		
	TDY	PCS
<b>Total Demand:</b>	76%	19%
<b>Market Segmentation:</b>		
Individuals	100%	< 10%
Families	0%	> 90%
<b>Average Length of Stay (Days):</b>		
14 days or less	37% (3 days)	53% (5 days)
More than 14 days	63% (57 days)	47% (27 days)

## On-post Inventory

There are currently 256 lodging rooms in seven buildings. Of these, 46 have either full kitchens or a kitchenette. Rooms in five of the buildings offer only a shared bathroom.

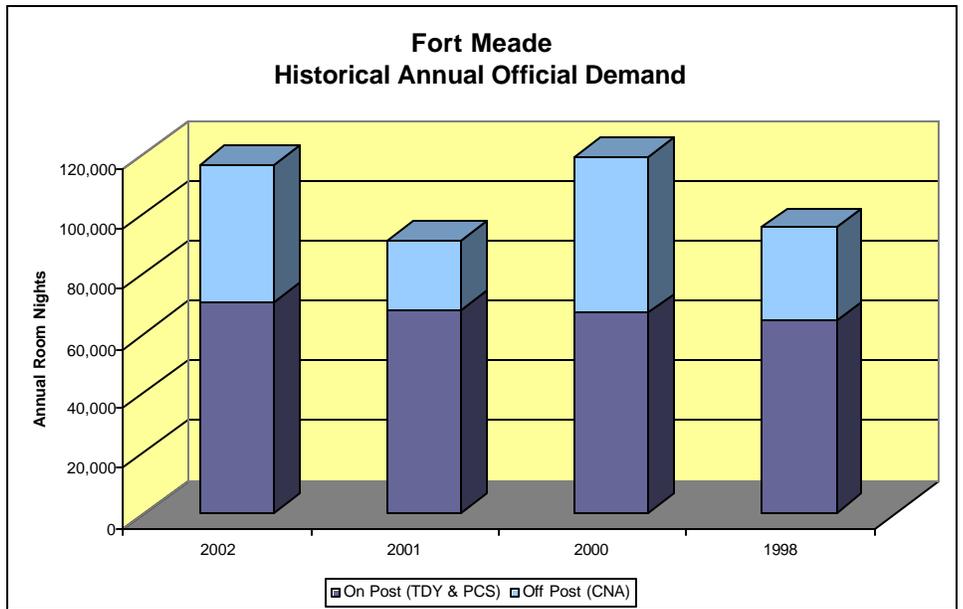
## Demand and Utilization

### ***Data Summary***

As noted above, although the decline in population over the last five years was substantial, it did not result in a proportionate reduction in demand for lodging from either TDY or PCS personnel during that same period. From 1998 through 2001, official lodging demand declined 5%; from 1998 through 2002, demand increased 4.6%.

For the last five years, total demand—including Certificates of Non-Availability (CNAs)—varied from 250 to 320 room nights per day; it clustered around 290. The amount of official demand accommodated on post varied from 180 to 190 rooms per night, with the remainder accommodated through CNA use. CNAs issued in the last five years averaged 106 per day, but varied from 63 to 141 when compared year to year.

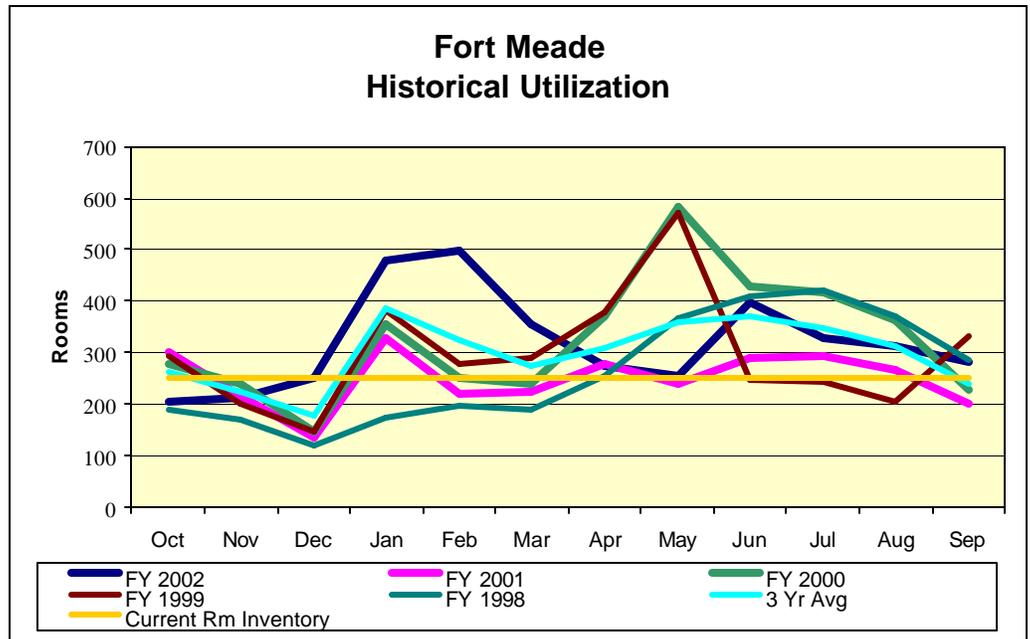
A summary of historical data is presented in the chart below; it identifies the annual official demand both on and off post.



Source: Fort Meade Lodging Administration, compiled by Evans & Chastain, L.L.P.

Occupancy is approximately 77% despite sending an average of approximately 100 room nights off post each day. Two factors contribute to this condition. First, 92 of the rooms have shared bathrooms. Once one sleeping room is rented, it is a common and appropriate practice to block the use of the second sleeping room to avoid mixing gender or rank. The second contributing factor is that a significant portion of the lodging demand is confined to weekdays, with guests arriving Sunday night and checking out the following Friday.

A summary of historical utilization data by month is presented in the following chart.



Source: Fort Meade Lodging Administration, compiled by Evans & Chastain, L.L.P.

Also shown in the graph above, there is little variation when comparing the same months across years.

**Seasonality**

Seasonality does not play a strong role in the annual demand cycle at Fort Meade. December is the least utilized month and there is a recovery in January. As with most lodging, there is a stronger summer season compared to winter.

**Factors Influencing Demand**

We have not identified any changes in either demographics or mission that lead us to expect significant changes in the market.

Approximately 2,862 family housing units on Fort Meade were privatized on April 1, 2002. As part of the program, inadequate units will be made adequate and 308 family housing units will be added. This is an 11% increase in housing units. This may decrease the wait time for family housing, but it is not expected to influence the demand for lodging.

**Private Market Capability**

As one would expect for an installation in the Washington, DC area, there are numerous commercial lodging operations within a 30-minute rush

hour driving time radius: over 12,000 rooms. We estimate that more than 75% of these rooms represent the major lodging chains.

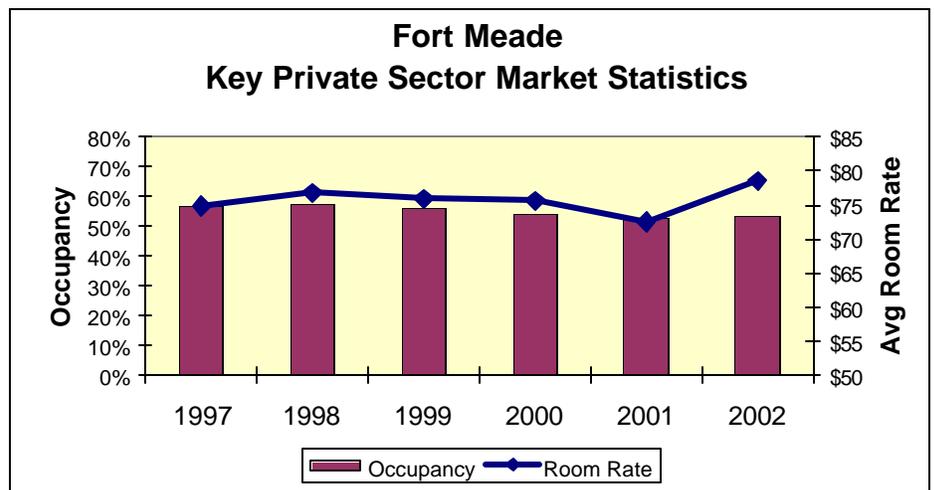
While there are numerous military Lodging facilities within the Washington, DC area, there are no other installations within a 30-minute rush hour driving time of Fort Meade.

The commercial market immediately around Fort Meade is relatively stable with occupancies ranging from 53% to 57% and rates ranging from \$72 to \$77. The fluctuation in both occupancy and rates is due to the construction of additional properties in the area since 1998. During this time, rooms in major lodging chains have increased by approximately 10%.

As shown in the graph on the next page, the additional rooms have negatively impacted both occupancy and rates in the private sector. In earlier years, occupancy reached a mid-80% level during the summer months; the addition of incremental rooms in recent years has dropped the summer occupancy below 80%.

The 2002 ADR for all lodging operations within a 30-minute radius of Fort Meade was \$78.53; in the summer months it increased to \$90.00. The average rate for the hotels on Fort Meade's Lodging referral list is \$91.90, slightly higher than the area per diem rate of \$90.00. The per diem rate does not vary throughout the year.

The chart below describes key private market statistics.



Source: Smith Travel Research, compiled by Evans & Chastain, L.L.P.

In summary, it is reasonable to assume from the data that--although some off post facilities are older, of lesser quality, and offer very limited amenities—the private market does have sufficient capacity to support

the overflow lodging requirements that Fort Meade personnel may encounter.

## Fort Meade Demand Requirement Determination

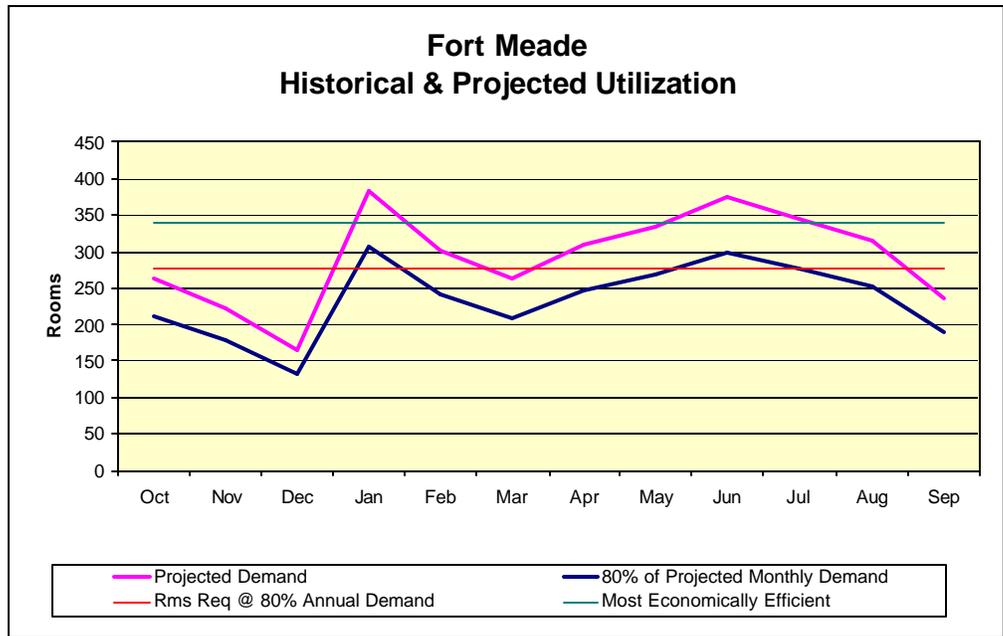
We have based our comparative analyses on the representative data from 1998 to 2002.

Due to the demand pattern described previously, we determined that the best demand indicator at Fort Meade would be a normalized average of the last three years. Normalization is a process that eliminates the monthly peaks or valleys where official demand is 20% greater or 20% less than the demand for the three year average. Variations greater or less than 20% of a three-year average are atypical and not likely to recur. At Fort Meade, normalization reduced overall demand calculation by 5 rooms.

The Core Lodging Requirement is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 278, generating an annual occupancy of 87.2%. This occupancy rate is higher than what is currently achieved, but it is reasonable to expect that it can be achieved when shared bathrooms are eliminated and the entire inventory becomes available. Approximately 90% of the CNAs can be absorbed, and the expected ADR for lodging with a room inventory of 278 in FY 2008 is \$46.50.

Another way to determine the optimum number of rooms at the installation is use the "Most Economically Efficient" approach. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium for the installation is 339 rooms. With this room inventory, the expected occupancy is 76% and 85% of the official demand is met.

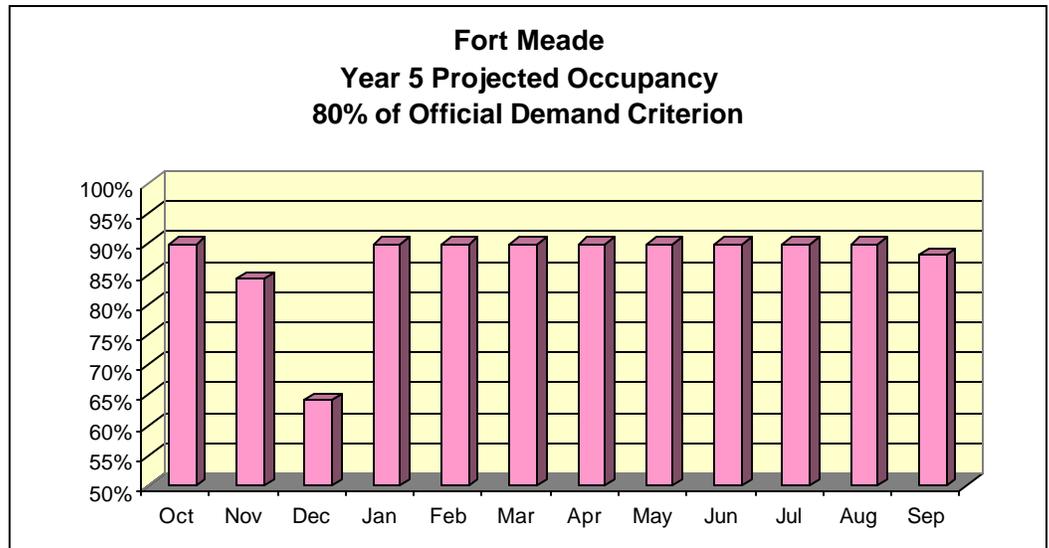
The chart below compares alternatives to room inventory to the projected demand.



Source: Fort Meade Lodging Administration and Evans & Chastain, L.L.P.

We recommend the results of the “80% of Official Demand” criterion, which indicates the need for 278 rooms. Because of the weekday use by most guests and the predictability of demand from year to year, the additional 61 rooms suggested by the “Most Economically Efficient” criterion would only generate an additional 6,000 to 7,000 room nights. This does not justify such a large increase in inventory, and it is subject to a higher than recommended vacancy risk. The reason the model overstates inventory is because it does not take into consideration the increase in room efficiency that is possible to achieve at Fort Meade. Based on the demand pattern at this facility and the limited growth, we do not recommend using the number of rooms generated by this model.

The following chart presents the expected occupancy percentage on a monthly basis.



Source: Evans & Chastain, L.L.P.

Using the “80% of Official Demand” criterion, the average occupancy is 87.2%. On a monthly basis, occupancy should vary from 64% in December to 90% from January through August.

## Summary and Recommendation

- The installation’s population has declined approximately 22% over the last five years and is expected to decline 0.81% and stabilize at that level
- The private market has sufficient capacity to support the overflow lodging requirements that Fort Meade personnel may encounter
- Lodging’s utilization has been consistent over the last five years though suppressed by the number of rooms with shared baths
- The number of rooms indicated by the “Most Economically Efficient” criterion (339 rooms) generates 76% occupancy and meets 85% of the official lodging demand. This model overstates the required rooms because it does not take room mix efficiency into consideration
- Providing a room inventory from the “80% of Official Demand” criterion (278 rooms) will generate an occupancy rate of 87.2% at an ADR in FY 2008 of \$46.50. This is the recommended method.

### ***Room Count and Mix Recommendation***

- 278 rooms
- Proposed room mix:
  - 82 standard guest rooms
  - 141 extended-stay guest rooms offering a kitchenette
  - 55 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

# Section 4 Facility Assessment and Plans

Each Lodging facility on post is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
  - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
  - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
  - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.

## Building 2793

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Building 2793  
2793 Hawkins Drive

Building 2793 was constructed in 1972 . The 24,700 square foot facility contains 54 extended stay rooms . The building is functioning as standard stay rooms for personnel in PCS transition.

### Significant Assumptions

The replacement and renovation cost models are based on 54 extended stay rooms.

The renovation plan if required, would use the existing foot print, with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 100% for Ft. Meade.

### Cost Analysis

Condition Assessment Cost	\$2,742,505.00
Replacement Cost	\$5,291,365.00
Renovation to Replacement Cost Ratio	51.83%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 2793 is not recommended.

### Attributes

01.Number of Units Constructed	54
02.Number of Units Used	54
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	54
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	54
15.Renovated to Family Suite	0
16.Delta renovation	0

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The current hard and soft goods are in fair condition.
- Recommendation: Replace these good within the next five years.

### **Foundations**

#### **Standard Foundations**

- Analysis:
- Recommendation:

#### **Slab on Grade**

- Analysis: There are no visible signs of failure.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is that of wood floor joist that are currently 28 years old and is in fair condition.
- Recommendation: Appears that the structure is reaching the end of its useful life.

#### **Roof Construction**

- Analysis: The roof, gutters, and downspouts are in fair condition and need to be replaced.
- Recommendation: Replace the roof, gutters, and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The wood siding under the windows is in poor condition and is leaking in certain spots.
- Recommendation: Replace the siding around the windows and restain to original color.

#### **Exterior Windows**

- Analysis: The windows are thermo pane sliders and are in poor condition. The gasket seals are beginning to fail causing condensation between the two panes of glass.
- Recommendation: Replace all the exterior windows.

#### **Exterior Doors**

- Analysis: The doors appear to be original. They are in fair condition.
- Recommendation: Replace the doors in five years.

### **Roofing**

#### **Roof Coverings**

- Analysis: The roof appears to be original and is in poor condition. Building management complained of leaks.
- Recommendation: Replace the roof.

## **Interior Construction**

### **Partitions**

- Analysis: Partitions are in good condition. Paint everything and patch the partitions as needed.
- Recommendation: Paint all partitions and patch as necessary.

### **Interior Doors**

- Analysis: All the doors are hollow metal and in fair condition.
- Recommendation: Replace the interior doors.

### **Fittings**

- Analysis: No fittings were observed in this building.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stairs are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Interior paint is in poor condition.
- Recommendation: Paint the interior.

### **Floor Finishes**

- Analysis: Carpet is in poor condition.
- Recommendation: Replace the carpet.

### **Ceiling Finishes**

- Analysis: The corridor ceiling tile is in poor condition. The painted ceilings in the rooms are in fair condition.
- Recommendation: Replace the acoustical ceiling tile in the corridor and repaint ceilings in the rooms.

## **Conveying**

### **Elevators and Lifts**

- Analysis: There are no elevators in this building
- Recommendation: No corrective action required.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The bathroom fixtures are in fair condition.
- Recommendation: Replace the bathroom fixtures.

### **Domestic Water Distribution**

- Analysis: There were no visible problems. However, Building is approximately 30 years old and may need to be re-plumbed.

- Recommendation: Possible replacement required if renovation is started.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: All of the guest rooms have PTAC that are in fair condition.
- Recommendation: Replace all the cooling units in the 54 guest rooms.

## **Fire Protection**

### **Sprinklers**

- Analysis: Non required, structure is two story
- Recommendation: No action required

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The electrical system is in poor condition.
- Recommendation: Re-wire the building and replace all existing fixtures.

### **Communications and Security**

- Analysis: The building has phone and cable TV. Both of these are in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Washer and dryers are in poor condition.
- Recommendation: Replace the washer and dryer.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The earthwork is in good condition.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: Parking lot needs to be repaved.
- Recommendation: Replace the parking lot pavement.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: Sight lighting is in good condition.
- Recommendation: No corrective action required.

## Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Note: These back of the house spaces are not included in the renovation plans or costs because of the extent of the deficits, we recommend building the back-of the house spaces as part of the new facility.

Breakfast Prep area/Kitchen: Does not exist

Manager's office : Undersized. Standard is 180 s.f. ; existing is 143 s.f.

Administration Office: is undersized: Standard 500-600 s.f.; 324 s.f.

Administrative conference room: does not exist.

Service Elevator does not exist.

Housekeeping Laundry and Office: Laundry exists but office does not

General Storage/ Bulk storage; Is undersized Standard is 500 s.f. , existing is 156 s.f.

Maintenance area: Does not exist

Receiving area: Does not exist

- **Exterior and Site**

Parking lot size is adequate however it is in need of re-surfacing.

- **Public Spaces**

These Public space deficits are not included in the renovation plans or costs. Because of the extent of the deficits, recommend building new public spaces as part of of a new facility.

Bell Cart Storage: Does not exist.

Public Corridors: Width is only 5' in lieu of 6' standard.

Breakfast Bar/Seating area: Does not exist.

Study Rooms: Does not exist.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.14%</b>	<b>\$18,596.50</b>
Parking: AC Pavement Damaged or Failing		\$5,591.50
Playground Equipment: Damaged or Failing		\$13,005.00
<b>06 Wood &amp; Plastics</b>	<b>0.55%</b>	<b>\$8,976.00</b>
Wall Sheathing: Damaged or Failing		\$8,976.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.16%</b>	<b>\$83,980.90</b>
Asphalt Shingle Roof: Beyond Useful Life		\$75,220.90
Gutters: Damaged or Failing		\$8,760.00
<b>08 Doors &amp; Windows</b>	<b>7.08%</b>	<b>\$115,214.50</b>
Al. Windows - Beyond Useful Life		\$63,470.50
Wood Door - Beyond Useful Life		\$51,744.00
<b>09 Finishes</b>	<b>14.50%</b>	<b>\$236,027.96</b>
Acoustical Ceiling Tile: Beyond expect useful life		\$14,429.00
Carpet: Beyond Useful Life		\$55,139.76
Exterior Wood Stain Finish: Failing		\$1,872.00
Floor Tile: Damaged or Failing		\$10,017.00
Interior ceilings: Paint Failing		\$9,735.00
Vinyl Wall Covering: Beyond expected useful life		\$122,130.00
Wall Tile: Damaged or Failing		\$22,705.20
<b>11 Equipment</b>	<b>0.31%</b>	<b>\$5,000.00</b>
Washing Machine: Beyond expected useful life.		\$5,000.00
<b>12 Furnishings</b>	<b>0.30%</b>	<b>\$4,840.50</b>
Front Desk: Beyond expected useful life		\$4,840.50
<b>13 Special Construction</b>	<b>9.24%</b>	<b>\$150,393.75</b>
Fire Alarm System: Beyond Useful Life		\$46,400.00
Fire Sprinklers: Missing or Inadequate		\$103,993.75
<b>15 Mechanical</b>	<b>24.64%</b>	<b>\$401,223.22</b>
Bath tub: Replace due to remodel		\$85,754.60
Domestic water system: Beyond expected useful life		\$60,598.02
PTAC: Beyond expected useful life		\$80,686.80
Restroom exhaust: Beyond expected useful life		\$77,427.00
Sink & vanity: Replace due to remodel		\$41,725.80
Water closet: Damaged or failing		\$55,031.00
<b>16 Electrical</b>	<b>20.51%</b>	<b>\$334,028.28</b>
Branch Circuits: Beyond Expected Useful Life		\$82,358.28
Fixtures, fluorescent: Beyond expected useful life		\$222,530.00
Main service: Beyond expected useful life		\$23,320.00
Pole mounted fixture: Beyond expected useful life		\$5,820.00
<b>19 FF&amp;E</b>	<b>16.58%</b>	<b>\$270,000.00</b>
Hard and soft goods: Beyond expected useful life		\$270,000.00

**Total Raw Cost** 100.00% \$1,628,282.00

**Additional Hard Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$8,955.55
Force Protection	9.00%	\$162,005.92
General Conditions	10.00%	\$162,828.20
<b>Total Additional Hard Cost</b>		<b>\$333,789.67</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$196,207.17
SIOH Conus	6.50%	\$140,288.12
Design	10.00%	\$196,207.17
08 MYr Inflation Fct	9.93%	\$247,731.07
<b>Total Soft Cost</b>		<b>\$780,433.53</b>
<b>Total Project</b>		<b>\$2,742,505.20</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>3.69%</b>	<b>\$132,038.00</b>
Parking Lots		\$45,600.00
Site Earthwork		\$86,438.00
<b>03 Concrete</b>	<b>13.97%</b>	<b>\$499,408.92</b>
Floor Construction		\$285,448.92
Slab on Grade		\$63,970.00
Stair Construction		\$22,050.00
Standard Foundations		\$127,940.00
<b>04 Masonry</b>	<b>4.52%</b>	<b>\$161,525.22</b>
Exterior Walls		\$161,525.22
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.49%</b>	<b>\$231,836.98</b>
Roof Construction		\$74,452.27
Roof Coverings		\$157,384.71
<b>08 Doors &amp; Windows</b>	<b>8.76%</b>	<b>\$312,969.00</b>
Exterior Doors		\$9,825.00
Exterior Windows		\$232,000.00
Interior Doors		\$71,144.00
<b>09 Finishes</b>	<b>13.14%</b>	<b>\$469,548.25</b>
Ceiling Finishes		\$69,176.88
Floor Finishes		\$170,618.34
Partitions		\$131,318.33
Wall Finishes		\$98,434.70
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$3,389.50</b>
Fittings		\$3,389.50
<b>11 Equipment</b>	<b>5.29%</b>	<b>\$189,000.00</b>
Other Equipment		\$189,000.00
<b>13 Special Construction</b>	<b>4.31%</b>	<b>\$154,039.76</b>
Communications & Security		\$69,343.48
Sprinklers		\$84,696.28
<b>14 Conveying Systems</b>	<b>6.01%</b>	<b>\$214,800.00</b>
Elevators and Lifts		\$214,800.00
<b>15 Mechanical</b>	<b>19.92%</b>	<b>\$711,795.00</b>
Cooling Generating Systems		\$204,704.00
Domestic Water Dist		\$97,200.00
Plumbing Fixtures		\$409,891.00
<b>16 Electrical</b>	<b>6.26%</b>	<b>\$223,663.00</b>
Electrical Service & Distribution		\$221,468.00
Site Lighting		\$2,195.00
<b>19 FF&amp;E</b>	<b>7.55%</b>	<b>\$270,000.00</b>
Interior FF&E allowance		\$270,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$3,574,013.63</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$19,657.08
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$357,401.36
<b>Total Additional Hard Cost</b>		<b>\$377,058.44</b>

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$197,553.60
SIOH Conus	6.50%	\$269,660.67
Design	10.00%	\$395,107.21
08 MYr Inflation Fct	9.93%	\$477,969.98
<b>Total Soft Cost</b>		<b>\$1,340,291.46</b>
<b>Total Project Cost for Replacement</b>		<b>\$5,291,363.53</b>

**INSERT BUILDING 2793 FLOOR PLANS HERE**



Building 4415  
4415 Llewellyn Drive

## Building 4415

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Building 4415 was constructed in 1944 and is on the Historic register. The 8,500 square foot facility contains 7 DVQ rooms . The building is functioning as extended stay rooms with a kitchenette, living room, bedroom , and bathroom for General Officers and other high ranking personnel.

### Significant Assumptions

The replacement and renovation cost models are based on 8 family suites.

The renovation plan if required, would use the existing foot print, with the plan reworked to meet current lodging size requirements. The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 100% for Fort Meade.

### Cost Analysis

Condition Assessment Cost	\$503,830.00
Replacement Cost	\$961,680.00
Condition Assessment to Replacement Cost Ratio	52.39%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 4415 is not recommended.

## Attributes

01.Number of Units Constructed	7
02.Number of Units Used	7
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	7
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	7
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	1

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: All FF&E is in fair condition.
- Recommendation: Replace all of the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The slab-on-grade is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction appears to be heavy wood beams. The beams are structurally sound and in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof is wood frame with slate. The roof is in good condition
- Recommendation: Replace the gutters.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior wall is face brick.
- Recommendation: Repoint the wall as necessary.

#### **Exterior Windows**

- Analysis: The windows are single pane glazing and are in fair condition.
- Recommendation: Replace the current windows with thermo-pane glass.

#### **Exterior Doors**

- Analysis: The exterior doors are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

#### **Roof Coverings**

- Analysis: The slate roof is in good condition.
- Recommendation: No corrective action required.

### **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior doors are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The wall paint is in fair condition.
- Recommendation: Paint the walls.

### **Floor Finishes**

- Analysis: The floor finishes are in poor condition.
- Recommendation: Replace the carpet and VCT.

### **Ceiling Finishes**

- Analysis: The ceilings paint is in fair condition.
- Recommendation: Paint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The plumbing fixtures are in fair condition.
- Recommendation: Replace the bathroom fixtures.

### **Domestic Water Distribution**

- Analysis: The water heater was installed in 1987 and is reaching the end of its useful life.
- Recommendation: Replace water heater.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The building has a Hydronic Heating/Cooling. The boiler was replaced in 2000. This system does not meet the lodging standards.
- Recommendation: Replace the water chiller.

## **Fire Protection**

### **Sprinklers**

- Analysis: The building has no current fire sprinkler system.
- Recommendation: Install a fire sprinkler system.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Building appears to have adequate capacity and appears to have been rewired when it was converted to a DVQ. Electrical systems in good condition.
- Recommendation: No corrective action required.

## **Communications and Security**

- Analysis: Fire alarm panel is in poor condition.
- Recommendation: Replace the fire alarm system.

## **Equipment**

### **Other Equipment**

- Analysis: The washing machines are in fair condition.
- Recommendation: Replace the washers and dryers .

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most back of the house spaces are required at the main lodging building on post. Presently these are located in building 2793, and are not included in this building.

- **Family Guest Suite**

The functional criteria deficits are listed, and each noted if it is included or not in the renovation plans or costs. Room Size. The room sizes do not match Army Lodging standards. A cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of new construction cost.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 4705, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>04 Masonry</b>	<b>1.04%</b>	<b>\$3,096.67</b>
Brick Wall: Repoint		\$3,096.67
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.75%</b>	<b>\$5,244.80</b>
Gutters: Damaged or Failing		\$5,244.80
<b>08 Doors &amp; Windows</b>	<b>7.96%</b>	<b>\$23,797.57</b>
Al. Windows - Beyond Useful Life		\$23,797.57
<b>09 Finishes</b>	<b>20.49%</b>	<b>\$61,292.20</b>
Carpet: Beyond Useful Life		\$14,373.28
Interior ceilings: Paint Failing		\$7,334.88
Interior walls: Paint failing		\$3,964.80
VCT: Beyond Useful Life		\$3,700.84
Vinyl Wall Covering: Beyond expected useful life		\$31,918.40
<b>11 Equipment</b>	<b>1.67%</b>	<b>\$5,000.00</b>
Washing Machine: Beyond expected useful life.		\$5,000.00
<b>13 Special Construction</b>	<b>16.98%</b>	<b>\$50,800.40</b>
Fire Alarm System: Beyond Useful Life		\$7,236.90
Fire Sprinklers: Missing or Inadequate		\$43,563.50
<b>15 Mechanical</b>	<b>38.41%</b>	<b>\$114,901.23</b>
FCU: Beyond expected useful life		\$23,309.65
Heating piping: Beyond expected useful life		\$19,617.88
Sink & vanity: Replace due to remodel		\$5,408.90
Tub: Beyond expected useful life		\$12,677.60
Water Chiller: Beyond expected useful life		\$43,978.20
Water closet: Beyond expected useful life		\$9,909.00
<b>19 FF&amp;E</b>	<b>11.70%</b>	<b>\$35,000.00</b>
Hard and soft goods: Beyond expected useful life		\$35,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$299,133.00</b>

#### Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,645.23
Force Protection	9.00%	\$29,762.24
General Conditions	10.00%	\$29,913.30
<b>Total Additional Hard Cost</b>		<b>\$61,320.77</b>

#### Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$36,045.38
SIOH Conus	6.50%	\$25,772.44

Design	10.00%	\$36,045.38
08 MYr Inflation Fct	9.93%	\$45,510.87
<b>Total Soft Cost</b>		<b>\$143,374.07</b>
<b>Total Project</b>		<b>\$503,827.84</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>5.53%</b>	<b>\$35,914.25</b>
Site Earthwork		\$35,914.25
<b>03 Concrete</b>	<b>12.48%</b>	<b>\$81,090.00</b>
Floor Construction		\$28,000.00
Slab on Grade		\$26,545.00
Standard Foundations		\$26,545.00
<b>04 Masonry</b>	<b>8.52%</b>	<b>\$55,345.67</b>
Exterior Walls		\$55,345.67
<b>07 Thermal &amp; Moisture Protection</b>	<b>12.49%</b>	<b>\$81,103.38</b>
Roof Construction		\$15,360.88
Roof Coverings		\$65,742.50
<b>08 Doors &amp; Windows</b>	<b>10.38%</b>	<b>\$67,413.00</b>
Exterior Doors		\$6,165.00
Exterior Windows		\$48,000.00
Interior Doors		\$13,248.00
<b>09 Finishes</b>	<b>14.49%</b>	<b>\$94,151.02</b>
Ceiling Finishes		\$15,449.19
Floor Finishes		\$26,979.72
Partitions		\$26,931.07
Wall Finishes		\$24,791.04
<b>11 Equipment</b>	<b>4.31%</b>	<b>\$28,000.00</b>
Other Equipment		\$28,000.00
<b>13 Special Construction</b>	<b>4.92%</b>	<b>\$31,960.18</b>
Communications & Security		\$14,387.39
Sprinklers		\$17,572.79
<b>15 Mechanical</b>	<b>13.47%</b>	<b>\$87,472.00</b>
Cooling Generating Systems		\$42,472.00
Domestic Water Dist		\$21,600.00
Plumbing Fixtures		\$23,400.00
<b>16 Electrical</b>	<b>7.25%</b>	<b>\$47,111.50</b>
Electrical Service & Distribution		\$47,111.50
<b>19 FF&amp;E</b>	<b>6.16%</b>	<b>\$40,000.00</b>
Interior FF&E allowance		\$40,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$649,561.00</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$3,572.59
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$64,956.10
<b>Total Additional Hard Cost</b>		<b>\$68,528.69</b>

### Soft Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$35,904.48
SIOH Conus	6.50%	\$49,009.62
Design	10.00%	\$71,808.97
08 MYr Inflation Fct	9.93%	\$86,868.91
<b>Total Soft Cost</b>		<b>\$243,591.98</b>
<b>Total Project Cost for Replacement</b>		<b>\$961,681.67</b>

**INSERT BUILDING 4415 FLOOR PLANS HERE**



*Building 4703  
4703 Ruffner Road*

## **Building 4703**

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Building 4703 was constructed pre-WWII; in the late 1930's . The 13,700 square foot facility contains 16 units; 14 rooms are family suites and 2 single rooms. The building is functioning as extended stay rooms with a Micro fridge and microwave for personnel attending TDY training.

### **Significant Assumptions**

The replacement and renovation cost models are based on 30 extended stay rooms.

The renovation plan if required, would use the existing foot print, with the plan reworked to meet current lodging size requirements. The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 100% for Fort Meade.

### **Cost Analysis**

Condition Assessment Cost	\$1,357,115.00
Replacement Cost	\$2,636,235.00
Condition Assessment to Replacement Cost Ratio	51.48%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 4703 is not recommended.

### **Attributes**

01.Number of Units Constructed	16
02.Number of Units Used	16
03.Back of House Function	No
04.Single Room w/o FullKitchen	2
05.Single Room w/ Full Kitchen	14
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	2
11.Operating as Extended Stay	14
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	30
15.Renovated to Family Suite	0
16.Delta renovation	14

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The building is a mixture of two room suites and a bedroom unit. The two room suite unit has: Bed with headboard, dresser with mirror, night stand, desk with chair, Micro wave/ mini-fridge combination unit, easy chair , table with chair, TV with stand and three lamps. One bed room unit has, bed with headboard, night stand, desk with chair, micro wave/mini-fridge combination, TV with stand and two lamps. All units have drapes, bedspread, shets and pillow cases. All items are in fair condition.
- Recommendation: Replace all of the FF&E.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is reinforced concrete and is good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The slab-on-grade is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor is concrete and is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is reinforced concrete and is in good condition.
- Recommendation: Replace the gutters.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The CMU exterior wall is in poor shape.
- Recommendation: Patch the wall as needed and apply stucco to everything.

#### **Exterior Windows**

- Analysis: The windows are thermo-pane. The gaskets are leaking and the windows are fogging up. The windows are in poor condition.
- Recommendation: Replace all of the windows.

#### **Exterior Doors**

- Analysis: The exterior doors appear to be original. They are in poor condition.
- Recommendation: Replace all the exterior doors.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof is in poor condition.
- Recommendation: Replace the roof and gutters.

## **Interior Construction**

### **Partitions**

- Analysis: The wall tile in bathrooms is in fair condition and need to be replaced.
- Recommendation: Replace the wall tile.

### **Interior Doors**

- Analysis: The interior doors are in fair condition.
- Recommendation: Replace all of the interior doors.

### **Fittings**

- Analysis: The fitting are in good condition.
- Recommendation: No correction action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is concrete and is in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The interior wall are in poor condition.
- Recommendation: Repaint and install vinyl wall covering.

### **Floor Finishes**

- Analysis: Carpet and vinyl tile are in fair condition.
- Recommendation: The carpet and tile should be replaced.

### **Ceiling Finishes**

- Analysis: There is acoustical ceiling tile in the corridors and the paint in the rooms. Both of these are in fair condition.
- Recommendation: Replace the acoustical ceiling tile and paint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The plumbing fixtures are in poor shape.
- Recommendation: Replace all of the bathroom fixtures

### **Domestic Water Distribution**

- Analysis: The domestic water distribution is probably original. It is in fair condition.
- Recommendation: Replace the domestic water distribution.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The PTAC units are in fair condition.
- Recommendation: Replace all of the cooling units.

### **Fire Protection**

#### **Sprinklers**

- Analysis: There is no fire sprinkler system.
- Recommendation: Install a fire sprinkler system.

### **Electrical**

#### **Electrical Service/Distribution**

- Analysis: The electrical service is in poor condition.
- Recommendation: All of the electrical components should be replaced.

#### **Communications and Security**

- Analysis: There is no fire annunciation system.
- Recommendation: Install a fire annunciation system.

### **Equipment**

#### **Other Equipment**

- Analysis: Washing machines are in fair condition.
- Recommendation: Replace all of the washing machines.

### **Site Preparation**

#### **Site Earthwork**

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most back of the house spaces are required at the main lodging building on post. Presently these are located in building 2793, and are not included in this building.

- **Extended Stay Guest Room**

The functional criteria deficits are listed, and each noted if it is included or not in the renovation plans or costs. Room Size. The room sizes do not match Army Lodging standards. A cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of new construction cost.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 4705, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>0.90%</b>	<b>\$7,263.75</b>
Curbs: Concrete Curbing Damaged or Failing		\$4,468.00
Parking: AC Pavement Damaged or Failing		\$2,795.75
<b>04 Masonry</b>	<b>2.51%</b>	<b>\$20,201.60</b>
CMU Wall Mortar: Damaged or Cracked		\$20,201.60
<b>07 Thermal &amp; Moisture Protection</b>	<b>4.54%</b>	<b>\$36,579.54</b>
Built-up Roof: Beyond Useful Life		\$28,780.94
Edge Flashing: Damaged or Failing		\$1,374.60
Gutters: Damaged or Failing		\$6,424.00
<b>08 Doors &amp; Windows</b>	<b>6.78%</b>	<b>\$54,637.20</b>
Al. Windows - Beyond Useful Life		\$33,265.60
Exterior Steel Door - Beyond expected useful life		\$9,070.40
Interior Steel Door - Beyond expected useful life		\$5,458.00
Wood Door - Beyond Useful Life		\$6,843.20
<b>09 Finishes</b>	<b>22.53%</b>	<b>\$181,527.64</b>
Acoustical Ceiling & Grid: Beyond expt useful life		\$7,676.38
Carpet: Beyond Useful Life		\$39,969.97
Floor Tile: Damaged or Failing		\$5,008.50
Interior ceilings: Paint Failing		\$8,083.00
Interior walls: Paint failing		\$4,719.00
Stucco: Stained or Discolored		\$37,795.00
VCT: Damaged or Failing		\$2,654.79
Vinyl Wall Covering: Beyond expected useful life		\$64,268.40
Wall Tile: Damaged or Failing		\$11,352.60
<b>11 Equipment</b>	<b>0.31%</b>	<b>\$2,500.00</b>
Washing Machine: Beyond expected useful life.		\$2,500.00
<b>13 Special Construction</b>	<b>8.96%</b>	<b>\$72,175.00</b>
Fire Alarm System: Beyond Useful Life		\$12,750.00
Fire Sprinklers: Beyond Useful Life		\$59,425.00
<b>15 Mechanical</b>	<b>24.19%</b>	<b>\$194,910.09</b>
Domestic water system: Beyond expected useful life		\$34,626.09
PTAC: Beyond expected useful life		\$47,814.40
Restroom exhaust: Beyond expected useful life		\$43,015.00
Shower: Beyond expected useful life		\$34,296.00
Sink & vanity: Replace due to remodel		\$12,363.20
Water closet: Beyond expected useful life		\$15,854.40
Water heater: Beyond expected useful life		\$6,941.00
<b>16 Electrical</b>	<b>19.35%</b>	<b>\$155,952.30</b>
Branch Circuits: Beyond Expected Useful Life		\$47,062.50
Fixture: Incandescent fixture beyond expected life		\$62,250.00
Fixtures, fluorescent: Beyond expected useful life		\$5,944.80

Main service: Missing or inadequate		\$17,415.00
Pole mounted fixture: Beyond expected useful life		\$23,280.00
<b>19 FF&amp;E</b>	<b>9.93%</b>	<b>\$80,000.00</b>
Hard and soft goods: Beyond expected useful life		\$80,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$805,747.00</b>

**Additional Hard Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$4,431.61
Force Protection	9.00%	\$80,167.80
General Conditions	10.00%	\$80,574.70
<b>Total Additional Hard Cost</b>		<b>\$165,174.11</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$97,092.11
SIOH Conus	6.50%	\$69,420.86
Design	10.00%	\$97,092.11
08 MYr Inflation Fct	9.93%	\$122,588.45
<b>Total Soft Cost</b>		<b>\$386,193.53</b>
<b>Total Project</b>		<b>\$1,357,114.64</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>2.60%</b>	<b>\$46,208.00</b>
Site Earthwork		\$46,208.00
<b>03 Concrete</b>	<b>14.75%</b>	<b>\$262,596.12</b>
Floor Construction		\$152,736.12
Slab on Grade		\$34,170.00
Stair Construction		\$7,350.00
Standard Foundations		\$68,340.00
<b>04 Masonry</b>	<b>5.54%</b>	<b>\$98,709.86</b>
Exterior Walls		\$98,709.86
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.88%</b>	<b>\$122,453.15</b>
Roof Construction		\$38,044.56
Roof Coverings		\$84,408.59
<b>08 Doors &amp; Windows</b>	<b>9.89%</b>	<b>\$176,047.00</b>
Exterior Doors		\$9,825.00
Exterior Windows		\$136,000.00
Interior Doors		\$30,222.00
<b>09 Finishes</b>	<b>13.54%</b>	<b>\$241,078.97</b>
Ceiling Finishes		\$37,232.07
Floor Finishes		\$91,584.62
Partitions		\$63,865.88
Wall Finishes		\$48,396.40
<b>10 Specialties</b>	<b>0.08%</b>	<b>\$1,508.00</b>
Fittings		\$1,508.00
<b>11 Equipment</b>	<b>5.90%</b>	<b>\$105,000.00</b>
Other Equipment		\$105,000.00
<b>13 Special Construction</b>	<b>4.62%</b>	<b>\$82,281.36</b>
Communications & Security		\$37,040.28
Sprinklers		\$45,241.08
<b>15 Mechanical</b>	<b>21.04%</b>	<b>\$374,594.00</b>
Cooling Generating Systems		\$109,344.00
Domestic Water Dist		\$54,000.00
Plumbing Fixtures		\$211,250.00
<b>16 Electrical</b>	<b>6.75%</b>	<b>\$120,148.00</b>
Electrical Service & Distribution		\$120,148.00
<b>19 FF&amp;E</b>	<b>8.42%</b>	<b>\$150,000.00</b>
Interior FF&E allowance		\$150,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,780,624.46</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$9,793.43
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$178,062.45

**Total Additional Hard Cost** **\$187,855.88**

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$98,424.02
SIOH Conus	6.50%	\$134,348.78
Design	10.00%	\$196,848.03
08 MYr Inflation Fct	9.93%	\$238,131.45
<b>Total Soft Cost</b>		<b>\$667,752.28</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,636,232.62</b>

**INSERT BUILDING 4703 FLOOR PLANS HERE**



Building 4704  
4704 Ruffner Road

## Building 4704

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Building 4704 was constructed pre- WWII; in the late 1930's. The 13,700 square foot facility contains 30 extended stay rooms with shared baths. The building is functioning as extended stay rooms for personnel in TDY training.

### Significant Assumptions

The replacement and renovation cost models are based on 30 extended stay rooms.

The renovation plan if required, would use the existing foot print, with the plan reworked to meet current lodging size requirements. The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 100% for Fort Meade.

### Cost Analysis

Condition Assessment Cost	\$1,472,295.00
Replacement Cost	\$2,636,235.00
Condition Assessment to Replacement Cost Ratio	55.85%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 4704 is not recommended.

## Attributes

01.Number of Units Constructed	30
02.Number of Units Used	30
03.Back of House Function	No
04.Single Room w/o FullKitchen	30
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	30
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	30
15.Renovated to Family Suite	0
16.Delta renovation	0

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: A unit has; Bed with headboard, dresser with mirror, night stand, two lamps, desk with side chairs and TV with stand. All of the items are in fair condition.
- Recommendation: Replace all of the FF&E.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is reinforced concrete and is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The slab-on-grade is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor is concrete which is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is reinforced concrete and is in good condition.
- Recommendation: Replace the gutters.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The CMU exterior wall is in poor shape.
- Recommendation: Patch the walls as needed and apply stucco to everything.

#### **Exterior Windows**

- Analysis: The windows are thermo-pane. The gaskets are leaking and the windows are fogging up. The windows are in poor condition.
- Recommendation: Replace all of the windows.

#### **Exterior Doors**

- Analysis: The exterior doors appear to be original. They are in poor condition.
- Recommendation: Replace all of the exterior doors.

### **Roofing**

#### **Roof Coverings**

- Analysis: The roof is in poor shape.

- Recommendation: Replace the roof and gutters.

## **Interior Construction**

### **Partitions**

- Analysis: The wall tile in the bathrooms is in fair condition. It appears to be original.
- Recommendation: Replace the wall tile.

### **Interior Doors**

- Analysis: The interior doors are in poor condition.
- Recommendation: Replace all of the interior doors.

### **Fittings**

- Analysis: The fittings are in good condition.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The stair construction is concrete and in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The interior walls are in poor condition.
- Recommendation: Paint and place vinyl coverings on interior walls.

### **Floor Finishes**

- Analysis: The carpet and vinyl tile are in poor condition.
- Recommendation: The carpet and tile should be replaced.

### **Ceiling Finishes**

- Analysis: There is acoustical ceiling tile in the corridors and paint in the rooms. Both of these are in fair condition.
- Recommendation: Replace the acoustical ceiling tile and paint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The plumbing fixtures in the building are in fair condition.
- Recommendation: Replace all of the bathroom fixtures

### **Domestic Water Distribution**

- Analysis: The domestic water distribution appears to be original.
- Recommendation: Replace the domestic water distribution system.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The units are in fair condition.
- Recommendation: Replace all of the cooling units.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system.
- Recommendation: Install a sprinkler system.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The electrical service appears to be original and is in fair condition.
- Recommendation: All of the electrical components should be replaced.

### **Communications and Security**

- Analysis: There is no fire annunciator system.
- Recommendation: Install a fire annunciator system.

## **Equipment**

### **Other Equipment**

- Analysis: Washing machines are in fair condition.
- Recommendation: Replace the washing machines.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

### **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most back of the house spaces are required at the main lodging building on post. Presently these are located in building 2793, and are not included in this building.

- **Extended Stay Guest Room**

The functional criteria deficits are listed, and each noted if it is included or not in the renovation plans or costs. Room Size. The room sizes do not match Army Lodging standards. A cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of new construction cost.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 4705, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>0.83%</b>	<b>\$7,263.75</b>
Curbs: Concrete Curbing Damaged or Failing		\$4,468.00
Parking: AC Pavement Damaged or Failing		\$2,795.75
<b>04 Masonry</b>	<b>2.31%</b>	<b>\$20,201.60</b>
CMU Wall Mortar: Damaged or Cracked		\$20,201.60
<b>07 Thermal &amp; Moisture Protection</b>	<b>4.18%</b>	<b>\$36,579.54</b>
Built-up Roof: Beyond Useful Life		\$28,780.94
Edge Flashing: Damaged or Failing		\$1,374.60
Gutters: Damaged or Failing		\$6,424.00
<b>08 Doors &amp; Windows</b>	<b>6.87%</b>	<b>\$60,095.20</b>
Al. Windows - Beyond Useful Life		\$33,265.60
Exterior Steel Door - Beyond expected useful life		\$9,070.40
Interior Steel Door - Beyond expected useful life		\$10,916.00
Wood Door - Beyond Useful Life		\$6,843.20
<b>09 Finishes</b>	<b>19.13%</b>	<b>\$167,225.08</b>
Acoustical Ceiling & Grid: Beyond expt useful life		\$7,676.38
Carpet: Beyond Useful Life		\$39,969.97
Floor Tile: Damaged or Failing		\$3,487.50
Interior ceilings: Paint Failing		\$8,083.00
Interior walls: Paint failing		\$975.00
Stucco: Stained or Discolored		\$37,795.00
VCT: Damaged or Failing		\$2,654.79
Vinyl Wall Covering: Beyond expected useful life		\$64,268.40
Wall Tile: Damaged or Failing		\$2,315.04
<b>11 Equipment</b>	<b>0.29%</b>	<b>\$2,500.00</b>
Washing Machine: Beyond expected useful life.		\$2,500.00
<b>13 Special Construction</b>	<b>9.45%</b>	<b>\$82,625.00</b>
Fire Alarm System: Beyond Useful Life		\$23,200.00
Fire Sprinklers: Beyond Useful Life		\$59,425.00
<b>15 Mechanical</b>	<b>21.64%</b>	<b>\$189,186.89</b>
Domestic water system: Beyond expected useful life		\$34,626.09
PTAC: Beyond expected useful life		\$38,214.40
Restroom exhaust: Beyond expected useful life		\$43,015.00
Shower: Beyond expected useful life		\$34,296.00
Sink & vanity: Replace due to remodel		\$23,181.00
Water closet: Beyond expected useful life		\$15,854.40
<b>16 Electrical</b>	<b>18.13%</b>	<b>\$158,454.92</b>
Branch Circuits: Beyond Expected Useful Life		\$47,062.50
Fixture: Incandescent fixture beyond expected life		\$62,318.34
Fixtures, fluorescent: Beyond expected useful life		\$8,379.08
Main service: Missing or inadequate		\$17,415.00

Pole mounted fixture: Beyond expected useful life		\$23,280.00
<b>19 FF&amp;E</b>	<b>17.16%</b>	<b>\$150,000.00</b>
Hard and soft goods: Beyond expected useful life		\$150,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$874,132.00</b>

**Additional Hard Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$4,807.73
Force Protection	9.00%	\$86,971.76
General Conditions	10.00%	\$87,413.20
<b>Total Additional Hard Cost</b>		<b>\$179,192.69</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$105,332.47
SIOH Conus	6.50%	\$75,312.72
Design	10.00%	\$105,332.47
08 MYr Inflation Fct	9.93%	\$132,992.72
<b>Total Soft Cost</b>		<b>\$418,970.38</b>

<b>Total Project</b>		<b>\$1,472,295.07</b>
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## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>2.60%</b>	<b>\$46,208.00</b>
Site Earthwork		\$46,208.00
<b>03 Concrete</b>	<b>14.75%</b>	<b>\$262,596.12</b>
Floor Construction		\$152,736.12
Slab on Grade		\$34,170.00
Stair Construction		\$7,350.00
Standard Foundations		\$68,340.00
<b>04 Masonry</b>	<b>5.54%</b>	<b>\$98,709.86</b>
Exterior Walls		\$98,709.86
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.88%</b>	<b>\$122,453.15</b>
Roof Construction		\$38,044.56
Roof Coverings		\$84,408.59
<b>08 Doors &amp; Windows</b>	<b>9.89%</b>	<b>\$176,047.00</b>
Exterior Doors		\$9,825.00
Exterior Windows		\$136,000.00
Interior Doors		\$30,222.00
<b>09 Finishes</b>	<b>13.54%</b>	<b>\$241,078.97</b>
Ceiling Finishes		\$37,232.07
Floor Finishes		\$91,584.62
Partitions		\$63,865.88
Wall Finishes		\$48,396.40
<b>10 Specialties</b>	<b>0.08%</b>	<b>\$1,508.00</b>
Fittings		\$1,508.00
<b>11 Equipment</b>	<b>5.90%</b>	<b>\$105,000.00</b>
Other Equipment		\$105,000.00
<b>13 Special Construction</b>	<b>4.62%</b>	<b>\$82,281.36</b>
Communications & Security		\$37,040.28
Sprinklers		\$45,241.08
<b>15 Mechanical</b>	<b>21.04%</b>	<b>\$374,594.00</b>
Cooling Generating Systems		\$109,344.00
Domestic Water Dist		\$54,000.00
Plumbing Fixtures		\$211,250.00
<b>16 Electrical</b>	<b>6.75%</b>	<b>\$120,148.00</b>
Electrical Service & Distribution		\$120,148.00
<b>19 FF&amp;E</b>	<b>8.42%</b>	<b>\$150,000.00</b>
Interior FF&E allowance		\$150,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,780,624.46</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$9,793.43
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$178,062.45

**Total Additional Hard Cost** **\$187,855.88**

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$98,424.02
SIOH Conus	6.50%	\$134,348.78
Design	10.00%	\$196,848.03
08 MYr Inflation Fct	9.93%	\$238,131.45
<b>Total Soft Cost</b>		<b>\$667,752.28</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,636,232.62</b>

**INSERT BUILDING 4704 FLOOR PLANS HERE**



Building 4705  
4705 Ruffner Road

## Building 4705

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Building 4705 was constructed pre- WWII; in the late 1930's. The 22,850 square foot facility contains 30 extended stay rooms with shared baths. The building is functioning as extended stay rooms for personnel in TDY training..

### Significant Assumptions

The replacement and renovation cost models are based on 48 extended stay rooms.

The renovation plan if required, would use the existing foot print, with the plan reworked to meet current lodging size requirements. The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 100% for Fort Meade.

### Cost Analysis

Condition Assessment Cost	\$2,182,440.00
Replacement Cost	\$4,067,605.00
Condition Assessment to Replacement Cost Ratio	53.65%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 4705 is not recommended.

## Attributes

01.Number of Units Constructed	30
02.Number of Units Used	30
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	30
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	30
13.Renovated to Standard	0
14.Renovated to Extended Stay	48
15.Renovated to Family Suite	0
16.Delta renovation	18

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: The building has 60 rooms functioning as 30 extended stay rooms. Each room has in addition to a kitchenette, a bed with headboard, night stand, dresser with mirror, desk with chair, table with chair, easy chair, TV with stand and three lamps. All windows have drapes and the bed has bed spread, sheaths and pillow cases. All items are in fair condition.
- Recommendation: Replace all of the FF&E

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is reinforced concrete and is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The slab-on-grade is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is reinforced concrete which is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof is reinforced concrete and is in fair condition.
- Recommendation: Replace the gutters.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior wall is in poor condition.
- Recommendation: Patch the wall as necessary and cover completely with stucco .

#### **Exterior Windows**

- Analysis: The windows are thermo-pane. The gaskets are in poor shape.
- Recommendation: Replace all of the windows.

#### **Exterior Doors**

- Analysis: The exterior doors are probably original and are in fair condition.
- Recommendation: Replace all of the exterior doors.

### **Roofing**

### **Roof Coverings**

- Analysis: The built-up roof is in poor condition.
- Recommendation: Replace the roof, gutters and downspouts.

### **Interior Construction**

#### **Partitions**

- Analysis: The wall tile in the bathrooms appears to be original and is in fair condition.
- Recommendation: Replace the wall tile in the bathrooms.

#### **Interior Doors**

- Analysis: All interior doors are in fair condition.
- Recommendation: Replace the interior doors.

#### **Fittings**

- Analysis: The fittings are in good condition.
- Recommendation: No corrective work required.

### **Stairs**

#### **Stair Construction**

- Analysis: The stair construction is concrete and is in good condition.
- Recommendation: No corrective action required.

### **Interior Finishes**

#### **Wall Finishes**

- Analysis: The interior walls are in poor condition.
- Recommendation: Re-aint the interior walls. Replace the vinyl wall covering.

#### **Floor Finishes**

- Analysis: All the carpet and vinyl flooring is in poor condition.
- Recommendation: Replace the carpet and vinyl flooring.

#### **Ceiling Finishes**

- Analysis: There is acoustical ceiling tile in the corridor and painted ceilings in the guest rooms. Both of these are in poor condition.
- Recommendation: the acoustical ceiling tile and repaint the ceilings.

### **Plumbing**

#### **Plumbing Fixtures**

- Analysis: The bathroom fixtures are in fair condition.
- Recommendation: Replace the bathroom fixtures.

#### **Domestic Water Distribution**

- Analysis: The domestic water distribution is probably original. It is in fair condition.
- Recommendation: Replace the water distribution system.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The PTAC units are in fair condition.
- Recommendation: Replace the cooling units.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system.
- Recommendation: Install a sprinkler system.

## **Electrical**

### **Electrical Service/Distribution**

• Analysis: The electrical service has been partial upgraded. The remainder of the system is in fair condition.

- Recommendation: Replace the entire electrical distribution system.

### **Communications and Security**

- Analysis: There is no fire annunciation system.
- Recommendation: Install a fire annunciation system.

## **Equipment**

### **Other Equipment**

- Analysis: The washing machines are in fair condition.
- Recommendation: Replace the washers and dryers.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most back of the house spaces are required at the main lodging building on post. Presently these are located in building 2793, and are not included in this building.

- **Extended Stay Guest Room**

The functional criteria deficits are listed, and each noted if it is included or not in the renovation plans or costs.

Room Size. The room sizes do not match Army Lodging standards. A cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of new construction cost.

- **Public Spaces**

These public space deficits are not included in the renovation plans or costs. Because of the extent of the deficits, we recommend building new public spaces as part of a new facility.

Lobby: Undersized: Should be 800-1000 s.f. ; is only 360 s.f.

Front desk: Undersized: Should be 150 s.f. is less than 100 s.f.

Bell cart Storage: Does not exist

Breakfast Bar/ Seating Area: Does not exist

Study Rooms: Does not exist.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.50%</b>	<b>\$32,425.50</b>
Curbs: Concrete Curbing Damaged or Failing		\$4,468.00
Parking: AC Pavement Damaged or Failing		\$27,957.50
<b>04 Masonry</b>	<b>1.56%</b>	<b>\$20,201.60</b>
CMU Wall Mortar: Damaged or Cracked		\$20,201.60
<b>07 Thermal &amp; Moisture Protection</b>	<b>2.83%</b>	<b>\$36,693.30</b>
Built-up Roof: Beyond Useful Life		\$28,780.94
Edge Flashing: Damaged or Failing		\$1,488.36
Gutters: Damaged or Failing		\$6,424.00
<b>08 Doors &amp; Windows</b>	<b>9.06%</b>	<b>\$117,452.20</b>
Al. Windows - Beyond Useful Life		\$64,216.00
Interior Steel Door - Beyond expected useful life		\$46,393.00
Wood Door - Beyond Useful Life		\$6,843.20
<b>09 Finishes</b>	<b>19.19%</b>	<b>\$248,624.46</b>
Acoustical Ceiling & Grid: Beyond expt useful life		\$7,676.38
Carpet: Beyond Useful Life		\$61,492.19
Floor Tile: Damaged or Failing		\$3,487.50
Interior ceilings: Paint Failing		\$9,617.00
Interior walls: Paint failing		\$18,395.00
Stucco: Stained or Discolored		\$40,560.00
VCT: Damaged or Failing		\$2,654.79
Vinyl Wall Covering: Beyond expected useful life		\$92,276.00
Wall Tile: Damaged or Failing		\$12,465.60
<b>11 Equipment</b>	<b>0.19%</b>	<b>\$2,500.00</b>
Washing Machine: Beyond expected useful life.		\$2,500.00
<b>13 Special Construction</b>	<b>11.23%</b>	<b>\$145,456.50</b>
Fire Alarm System: Beyond Useful Life		\$46,400.00
Fire Sprinklers: Missing or Inadequate		\$99,056.50
<b>15 Mechanical</b>	<b>24.20%</b>	<b>\$313,618.79</b>
Domestic water system: Beyond expected useful life		\$57,711.79
Hydronic heating system: Beyond expt useful life		\$20,825.00
Lavatory: Beyond expected useful life		\$11,957.00
PTAC: Missing or inadequate		\$105,912.00
Shower: Beyond expected useful life		\$64,305.00
Sink & vanity: Replace due to remodel		\$23,181.00
Water closet: Beyond expected useful life		\$29,727.00
<b>16 Electrical</b>	<b>17.66%</b>	<b>\$228,787.50</b>
Branch Circuits: Beyond Expected Useful Life		\$78,437.50
Fixture: Incandescent fixture beyond expected life		\$103,750.00
Main service: Beyond expected useful life		\$23,320.00
Pole mounted fixture: Beyond expected useful life		\$23,280.00

<b>19 FF&amp;E</b>	<b>11.58%</b>	<b>\$150,000.00</b>
Hard and soft goods: Beyond expected useful life		\$150,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,295,760.00</b>

**Additional Hard Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$7,126.68
Force Protection	9.00%	\$128,921.64
General Conditions	10.00%	\$129,576.00
<b>Total Additional Hard Cost</b>		<b>\$265,624.32</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$156,138.43
SIOH Conus	6.50%	\$111,638.98
Design	10.00%	\$156,138.43
08 MYr Inflation Fct	9.93%	\$197,140.31
<b>Total Soft Cost</b>		<b>\$621,056.15</b>

<b>Total Project</b>		<b>\$2,182,440.47</b>
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## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>1.78%</b>	<b>\$48,991.25</b>
Site Earthwork		\$48,991.25
<b>03 Concrete</b>	<b>18.41%</b>	<b>\$505,844.02</b>
Floor Construction		\$353,564.02
Slab on Grade		\$36,235.00
Stair Construction		\$7,350.00
Standard Foundations		\$108,695.00
<b>04 Masonry</b>	<b>4.99%</b>	<b>\$137,124.04</b>
Exterior Walls		\$137,124.04
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.44%</b>	<b>\$149,350.37</b>
Roof Construction		\$59,896.40
Roof Coverings		\$89,453.96
<b>08 Doors &amp; Windows</b>	<b>9.84%</b>	<b>\$270,337.00</b>
Exterior Doors		\$13,485.00
Exterior Windows		\$208,000.00
Interior Doors		\$48,852.00
<b>09 Finishes</b>	<b>13.85%</b>	<b>\$380,463.12</b>
Ceiling Finishes		\$59,082.57
Floor Finishes		\$145,547.60
Partitions		\$99,345.03
Wall Finishes		\$76,487.92
<b>10 Specialties</b>	<b>0.05%</b>	<b>\$1,508.00</b>
Fittings		\$1,508.00
<b>11 Equipment</b>	<b>6.11%</b>	<b>\$168,000.00</b>
Other Equipment		\$168,000.00
<b>13 Special Construction</b>	<b>4.76%</b>	<b>\$130,868.78</b>
Communications & Security		\$58,912.69
Sprinklers		\$71,956.09
<b>15 Mechanical</b>	<b>19.08%</b>	<b>\$524,212.00</b>
Cooling Generating Systems		\$173,912.00
Domestic Water Dist		\$86,400.00
Plumbing Fixtures		\$263,900.00
<b>16 Electrical</b>	<b>6.94%</b>	<b>\$190,736.50</b>
Electrical Service & Distribution		\$190,736.50
<b>19 FF&amp;E</b>	<b>8.74%</b>	<b>\$240,000.00</b>
Interior FF&E allowance		\$240,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$2,747,435.07</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$15,110.89
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$274,743.51

**Total Additional Hard Cost** **\$289,854.40**

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$151,864.47
SIOH Conus	6.50%	\$207,295.01
Design	10.00%	\$303,728.95
08 MYr Inflation Fct	9.93%	\$367,427.67
<b>Total Soft Cost</b>		<b>\$1,030,316.09</b>
<b>Total Project Cost for Replacement</b>		<b>\$4,067,605.56</b>

**INSERT BUILDING 4705 FLOOR PLANS HERE**



Building 4707  
4707 Ruffner Road

## Building 4707

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Building 4707 was constructed pre- WWII, in the late 1930's. The 22,850 square foot facility contains 60 rooms, 4 of which are administrative offices. The building is functioning as 56 extended stay rooms.

### Significant Assumptions

The replacement and renovation cost models are based on 48 extended stay rooms.

The renovation plan if required, would use the existing foot print, with the plan reworked to meet current lodging size requirements. The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 100% for Fort Meade.

### Cost Analysis

Condition Assessment Cost	\$2,228,305.00
Replacement Cost	\$4,067,605.00
Condition Assessment to Replacement Cost Ratio	54.78%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 4707 is not recommended.

## Attributes

01.Number of Units Constructed	60
02.Number of Units Used	56
03.Back of House Function	No
04.Single Room w/o FullKitchen	16
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	40
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	16
11.Operating as Extended Stay	0
12.Operating as Family Suite	40
13.Renovated to Standard	0
14.Renovated to Extended Stay	48
15.Renovated to Family Suite	0
16.Delta renovation	-12

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: Hard goods include a bed with headboard, night stand, dresser with mirror, desk with chair, TV stand and two lamps. Soft goods include drapes, mattress and box spring, and a TV. All hard and soft goods are in poor condition.
- Recommendation: Replace all hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is reinforced concrete and is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The slab on grade is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor is reinforced concrete, and is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof is reinforced concrete, and is in good condition. Gutters and downspouts are in poor condition.
- Recommendation: Replace gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are in poor condition.
- Recommendation: Patch exterior wall as necessary and cover with stucco.

#### **Exterior Windows**

- Analysis: Windows are double-pane are in poor condition.
- Recommendation: Replace windows.

#### **Exterior Doors**

- Analysis: Exterior doors are in poor condition.
- Recommendation: Replace exterior doors.

### **Roofing**

#### **Roof Coverings**

- Analysis: The roof is built-up, and is in poor condition.
- Recommendation: Replace roof.

## **Interior Construction**

### **Partitions**

- Analysis: Partitions are in good condition. Wall tile in bathrooms is in poor condition.
- Recommendation: Replace wall tile.

### **Interior Doors**

- Analysis: All interior doors are in poor condition.
- Recommendation: Replace all interior doors.

### **Fittings**

- Analysis: Fittings are in good condition.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: Stairs are constructed of concrete, which is in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Interior wall finishes are in poor condition.
- Recommendation: Repaint interior walls.

### **Floor Finishes**

- Analysis: All carpet and vinyl flooring is in poor condition.
- Recommendation: Replace carpet and vinyl floors.

### **Ceiling Finishes**

- Analysis: Ceiling tile in corridors and ceiling paint in rooms are in poor condition.
- Recommendation: Replace ceiling tile and repaint ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: Bathroom fixtures are in poor condition.
- Recommendation: Replace bathroom fixtures.

### **Domestic Water Distribution**

- Analysis: Domestic water distribution is in poor condition.
- Recommendation: Replace the water distribution system.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Cooling units are in poor condition.
- Recommendation: Replace cooling units.

## **Fire Protection**

### **Sprinklers**

- Analysis: There are no fire sprinklers in this building.

- Recommendation: Install fire sprinklers.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is in poor condition.
- Recommendation: Replace electrical distribution system.

### **Communications and Security**

- Analysis: There is no fire alarm system in this building.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Washing machines are in poor condition.
- Recommendation: Replace washers and dryers.

## **Site Preparation**

### **Site Earthwork**

- Analysis: Site is in good condition
- Recommendation: No corrective action required.

## **Major Functional Criteria**

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most back of the house spaces are required at the main lodging building on post. Presently these are located in building 2793, and are not included in this building.

- **Extended Stay Guest Room**

The functional criteria deficits are listed, and each noted if it is included or not in the renovation plans or costs. Room Size. The room sizes do not match Army Lodging standards. A cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of new construction cost.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 4705, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>0.64%</b>	<b>\$8,520.00</b>
Parking: AC Pavement Damaged or Failing		\$8,520.00
<b>04 Masonry</b>	<b>1.53%</b>	<b>\$20,201.60</b>
CMU Wall Mortar: Damaged or Cracked		\$20,201.60
<b>07 Thermal &amp; Moisture Protection</b>	<b>2.77%</b>	<b>\$36,693.30</b>
Built-up Roof: Damaged or Failing		\$28,780.94
Edge Flashing: Damaged or Failing		\$1,488.36
Gutters: Damaged or Failing		\$6,424.00
<b>08 Doors &amp; Windows</b>	<b>8.88%</b>	<b>\$117,452.20</b>
Al. Windows - Beyond Useful Life		\$64,216.00
Interior Steel Door - Beyond expected useful life		\$46,393.00
Wood Door - Beyond Useful Life		\$6,843.20
<b>09 Finishes</b>	<b>18.24%</b>	<b>\$241,358.35</b>
Acoustical Ceiling & Grid: Beyond expt useful life		\$7,676.38
Carpet: Beyond Useful Life		\$56,947.08
Floor Tile: Damaged or Failing		\$3,487.50
Interior ceilings: Paint Failing		\$9,617.00
Interior walls: Paint failing		\$16,787.00
Stucco: Stained or Discolored		\$40,560.00
VCT: Damaged or Failing		\$2,654.79
Vinyl Wall Covering: Beyond expected useful life		\$92,276.00
Wall Tile: Damaged or Failing		\$11,352.60
<b>11 Equipment</b>	<b>0.19%</b>	<b>\$2,500.00</b>
Washing Machine: Beyond expected useful life.		\$2,500.00
<b>13 Special Construction</b>	<b>10.99%</b>	<b>\$145,456.50</b>
Fire Alarm System: Beyond Useful Life		\$46,400.00
Fire Sprinklers: Missing or Inadequate		\$99,056.50
<b>15 Mechanical</b>	<b>19.55%</b>	<b>\$258,599.99</b>
Domestic water system: Beyond expected useful life		\$57,711.79
PTAC: Beyond expected useful life		\$83,675.20
Shower: Beyond expected useful life		\$64,305.00
Sink & vanity: Replace due to remodel		\$23,181.00
Water closet: Beyond expected useful life		\$29,727.00
<b>16 Electrical</b>	<b>16.04%</b>	<b>\$212,207.50</b>
Branch Circuits: Beyond Expected Useful Life		\$78,437.50
Fixture: Incandescent fixture beyond expected life		\$103,750.00
Main service: Beyond expected useful life		\$23,320.00
Pole mounted fixture: Missing or inadequate		\$6,700.00
<b>19 FF&amp;E</b>	<b>21.16%</b>	<b>\$280,000.00</b>
Hard and soft goods: Beyond expected useful life		\$280,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,322,989.00</b>

**Additional Hard Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$7,276.44
Force Protection	9.00%	\$131,630.79
General Conditions	10.00%	\$132,298.90
<b>Total Additional Hard Cost</b>		<b>\$271,206.13</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$159,419.51
SIOH Conus	6.50%	\$113,984.95
Design	10.00%	\$159,419.51
08 MYr Inflation Fct	9.93%	\$201,283.00
<b>Total Soft Cost</b>		<b>\$634,106.98</b>
<b>Total Project</b>		<b>\$2,228,302.11</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>1.78%</b>	<b>\$48,991.25</b>
Site Earthwork		\$48,991.25
<b>03 Concrete</b>	<b>18.41%</b>	<b>\$505,844.02</b>
Floor Construction		\$353,564.02
Slab on Grade		\$36,235.00
Stair Construction		\$7,350.00
Standard Foundations		\$108,695.00
<b>04 Masonry</b>	<b>4.99%</b>	<b>\$137,124.04</b>
Exterior Walls		\$137,124.04
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.44%</b>	<b>\$149,350.37</b>
Roof Construction		\$59,896.40
Roof Coverings		\$89,453.96
<b>08 Doors &amp; Windows</b>	<b>9.84%</b>	<b>\$270,337.00</b>
Exterior Doors		\$13,485.00
Exterior Windows		\$208,000.00
Interior Doors		\$48,852.00
<b>09 Finishes</b>	<b>13.85%</b>	<b>\$380,463.12</b>
Ceiling Finishes		\$59,082.57
Floor Finishes		\$145,547.60
Partitions		\$99,345.03
Wall Finishes		\$76,487.92
<b>10 Specialties</b>	<b>0.05%</b>	<b>\$1,508.00</b>
Fittings		\$1,508.00
<b>11 Equipment</b>	<b>6.11%</b>	<b>\$168,000.00</b>
Other Equipment		\$168,000.00
<b>13 Special Construction</b>	<b>4.76%</b>	<b>\$130,868.78</b>
Communications & Security		\$58,912.69
Sprinklers		\$71,956.09
<b>15 Mechanical</b>	<b>19.08%</b>	<b>\$524,212.00</b>
Cooling Generating Systems		\$173,912.00
Domestic Water Dist		\$86,400.00
Plumbing Fixtures		\$263,900.00
<b>16 Electrical</b>	<b>6.94%</b>	<b>\$190,736.50</b>
Electrical Service & Distribution		\$190,736.50
<b>19 FF&amp;E</b>	<b>8.74%</b>	<b>\$240,000.00</b>
Interior FF&E allowance		\$240,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$2,747,435.07</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$15,110.89
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$274,743.51

**Total Additional Hard Cost** **\$289,854.40**

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$151,864.47
SIOH Conus	6.50%	\$207,295.01
Design	10.00%	\$303,728.95
08 MYr Inflation Fct	9.93%	\$367,427.67
<b>Total Soft Cost</b>		<b>\$1,030,316.09</b>
<b>Total Project Cost for Replacement</b>		<b>\$4,067,605.56</b>

**INSERT BUILDING 4707 FLOOR PLANS HERE**



Building 4709  
4709 Ruffner Road

## Building 4709

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Building 4709 was constructed pre- WWII, in the late 1930's. The 22,850 square foot facility contains 59 extended stay rooms. The building is functioning as 59 extended stay rooms.

### Significant Assumptions

The replacement and renovation cost models are based on 48 extended stay units.

The renovation plan if required, would use the existing foot print, with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 100% for Fort Meade.

### Cost Analysis

Condition Assessment Cost	\$2,278,700.00
Replacement Cost	\$4,067,605.00
Condition Assessment to Replacement Cost Ratio	56.02%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 4709 is not recommended.

## Attributes

01.Number of Units Constructed	59
02.Number of Units Used	59
03.Back of House Function	No
04.Single Room w/o FullKitchen	59
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	59
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	48
15.Renovated to Family Suite	0
16.Delta renovation	-11

## **Condition Analysis/Recommendation**

### **FF&E**

#### **FF&E Allowance**

- Analysis: Hard goods include a bed with a headboard, night stand, dresser with mirror, desk with chair, a TV stand and two lamps. Soft goods include drapes, mattress and box springs, and TV.
- Recommendation: Replace all hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: Foundation is reinforced concrete and is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: Slab on grade is in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: Floor construction is reinforced concrete, and is in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: Roof is constructed of reinforced concrete, and is in good condition. Gutters and downspouts are in poor condition.
- Recommendation: Replace gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior wall is in poor condition.
- Recommendation: Patch wall as necessary and recover with stucco.

#### **Exterior Windows**

- Analysis: Windows are double-pane, and are in poor condition.
- Recommendation: Replace windows.

#### **Exterior Doors**

- Analysis: Exterior doors are in poor condition.
- Recommendation: Replace all exterior doors.

### **Roofing**

#### **Roof Coverings**

- Analysis: The roof is a built-up roof, and is in poor condition.
- Recommendation: Replace roof, and gutters, and downspouts.

## **Interior Construction**

### **Partitions**

- Analysis: Partitions are in good condition. Wall tile in the bathrooms is in poor condition.
- Recommendation: Replace wall tile.

### **Interior Doors**

- Analysis: Interior doors are in poor condition.
- Recommendation: Replace interior doors.

### **Fittings**

- Analysis: Fittings are in good condition.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: Stair construction is concrete and is good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Interior walls are painted, and are in poor condition.
- Recommendation: Repaint interior walls.

### **Floor Finishes**

- Analysis: All carpet and vinyl flooring is in poor condition.
- Recommendation: Replace all carpet and vinyl floors.

### **Ceiling Finishes**

- Analysis: Ceiling tile in corridors and ceiling paint in rooms are in poor condition.
- Recommendation: Replace ceiling tile and repaint ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: Plumbing fixtures are in poor condition.
- Recommendation: Replace all plumbing fixtures.

### **Domestic Water Distribution**

- Analysis: Domestic water distribution is in poor condition.
- Recommendation: Replace the water distribution system.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Cooling units are in poor condition.
- Recommendation: Replace all cooling units.

## **Fire Protection**

### **Sprinklers**

- Analysis: Fire Sprinklers are not present in this building
- Recommendation: Install fire sprinklers.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is in poor condition.
- Recommendation: Replace electrical distribution system.

### **Communications and Security**

- Analysis: There is no fire alarm system in this building
- Recommendation: Install fire alarm system.

## **Equipment**

### **Other Equipment**

- Analysis: Washing machines are in poor condition.
- Recommendation: Replace washers and dryers.

## **Site Preparation**

### **Site Earthwork**

- Analysis: Site is in good condition.
- Recommendation: No corrective action required.

## **Major Functional Criteria**

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most back of the house spaces are required at the main lodging building on post. Presently these are located in building 2793, and are not included in this building.

- **Extended Stay Guest Room**

The functional criteria deficits are listed, and each noted if it is included or not in the renovation plans or costs. Room Size. The room sizes do not match Army Lodging standards. A cost estimate is used to indicate a total redo of rooms to meet the standard. This renovation cost will make the building more than 50% of new construction cost.

- **Public Spaces**

Most public spaces are required at the main lodging building on post. Presently these are located in building 4705, and are not included in this building.

## Condition Assessment/Renovation/Replacement Analysis

### Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

#### Summary of Project Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>0.54%</b>	<b>\$7,263.75</b>
Curbs: Concrete Curbing Damaged or Failing		\$4,468.00
Parking: AC Pavement Damaged or Failing		\$2,795.75
<b>04 Masonry</b>	<b>1.49%</b>	<b>\$20,201.60</b>
CMU Wall Mortar: Damaged or Cracked		\$20,201.60
<b>07 Thermal &amp; Moisture Protection</b>	<b>2.71%</b>	<b>\$36,693.30</b>
Built-up Roof: Beyond Useful Life		\$28,780.94
Edge Flashing: Damaged or Failing		\$1,488.36
Gutters: Damaged or Failing		\$6,424.00
<b>08 Doors &amp; Windows</b>	<b>9.18%</b>	<b>\$124,209.40</b>
Al. Windows - Beyond Useful Life		\$64,216.00
Interior Steel Door - Beyond expected useful life		\$46,393.00
Wood Door - Beyond Useful Life		\$13,600.40
<b>09 Finishes</b>	<b>17.84%</b>	<b>\$241,358.35</b>
Acoustical Ceiling & Grid: Beyond expt useful life		\$7,676.38
Carpet: Beyond Useful Life		\$56,947.08
Floor Tile: Damaged or Failing		\$3,487.50
Interior ceilings: Paint Failing		\$9,617.00
Interior walls: Paint failing		\$16,787.00
Stucco: Stained or Discolored		\$40,560.00
VCT: Damaged or Failing		\$2,654.79
Vinyl Wall Covering: Beyond expected useful life		\$92,276.00
Wall Tile: Damaged or Failing		\$11,352.60
<b>11 Equipment</b>	<b>0.18%</b>	<b>\$2,500.00</b>
Washing Machine: Beyond expected useful life.		\$2,500.00
<b>13 Special Construction</b>	<b>10.75%</b>	<b>\$145,456.50</b>
Fire Alarm System: Beyond Useful Life		\$46,400.00
Fire Sprinklers: Missing or Inadequate		\$99,056.50
<b>15 Mechanical</b>	<b>19.45%</b>	<b>\$263,080.39</b>
Domestic water system: Beyond expected useful life		\$57,711.79
PTAC: Beyond expected useful life		\$88,155.60
Shower: Beyond expected useful life		\$64,305.00
Sink & vanity: Replace due to remodel		\$23,181.00
Water closet: Beyond expected useful life		\$29,727.00
<b>16 Electrical</b>	<b>16.05%</b>	<b>\$217,147.50</b>
Branch Circuits: Beyond Expected Useful Life		\$78,437.50
Fixture: Incandescent fixture beyond expected life		\$103,750.00
Main service: Beyond expected useful life		\$23,320.00
Pole mounted fixture: Beyond expected useful life		\$11,640.00
<b>19 FF&amp;E</b>	<b>21.80%</b>	<b>\$295,000.00</b>
Hard and soft goods: Beyond expected useful life		\$295,000.00

**Total Raw Cost** 100.00% \$1,352,911.00

**Additional Hard Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$7,441.01
Force Protection	9.00%	\$134,607.88
General Conditions	10.00%	\$135,291.10
<b>Total Additional Hard Cost</b>		<b>\$277,339.99</b>

**Soft Cost (Template: Army Lodging Renovation)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$163,025.10
SIOH Conus	6.50%	\$116,562.95
Design	10.00%	\$163,025.10
08 MYr Inflation Fct	9.93%	\$205,835.41
<b>Total Soft Cost</b>		<b>\$648,448.55</b>
<b>Total Project</b>		<b>\$2,278,699.54</b>

## Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

### Summary of Project Replacement Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>1.78%</b>	<b>\$48,991.25</b>
Site Earthwork		\$48,991.25
<b>03 Concrete</b>	<b>18.41%</b>	<b>\$505,844.02</b>
Floor Construction		\$353,564.02
Slab on Grade		\$36,235.00
Stair Construction		\$7,350.00
Standard Foundations		\$108,695.00
<b>04 Masonry</b>	<b>4.99%</b>	<b>\$137,124.04</b>
Exterior Walls		\$137,124.04
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.44%</b>	<b>\$149,350.37</b>
Roof Construction		\$59,896.40
Roof Coverings		\$89,453.96
<b>08 Doors &amp; Windows</b>	<b>9.84%</b>	<b>\$270,337.00</b>
Exterior Doors		\$13,485.00
Exterior Windows		\$208,000.00
Interior Doors		\$48,852.00
<b>09 Finishes</b>	<b>13.85%</b>	<b>\$380,463.12</b>
Ceiling Finishes		\$59,082.57
Floor Finishes		\$145,547.60
Partitions		\$99,345.03
Wall Finishes		\$76,487.92
<b>10 Specialties</b>	<b>0.05%</b>	<b>\$1,508.00</b>
Fittings		\$1,508.00
<b>11 Equipment</b>	<b>6.11%</b>	<b>\$168,000.00</b>
Other Equipment		\$168,000.00
<b>13 Special Construction</b>	<b>4.76%</b>	<b>\$130,868.78</b>
Communications & Security		\$58,912.69
Sprinklers		\$71,956.09
<b>15 Mechanical</b>	<b>19.08%</b>	<b>\$524,212.00</b>
Cooling Generating Systems		\$173,912.00
Domestic Water Dist		\$86,400.00
Plumbing Fixtures		\$263,900.00
<b>16 Electrical</b>	<b>6.94%</b>	<b>\$190,736.50</b>
Electrical Service & Distribution		\$190,736.50
<b>19 FF&amp;E</b>	<b>8.74%</b>	<b>\$240,000.00</b>
Interior FF&E allowance		\$240,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$2,747,435.07</b>

### Additional Hard Cost (Template: Army Lodging New Construction)

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$15,110.89
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$274,743.51

**Total Additional Hard Cost** **\$289,854.40**

**Soft Cost (Template: Army Lodging New Construction)**

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$151,864.47
SIOH Conus	6.50%	\$207,295.01
Design	10.00%	\$303,728.95
08 MYr Inflation Fct	9.93%	\$367,427.67
<b>Total Soft Cost</b>		<b>\$1,030,316.09</b>
<b>Total Project Cost for Replacement</b>		<b>\$4,067,605.56</b>

**INSERT BUILDING 4709 FLOOR PLANS HERE**

## Army Lodging Wellness Recommendation

# Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
<b>Public Areas</b>											
Exterior Entrance	N/A										
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	4 station / 200 s.f.	4 station / 200 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	3 @ 64 s.f. each	3 @ 64 s.f. each	3 @ 64 s.f. each		If building is over two stories high
Stairs	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility			
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities								
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each		Only at facilities with outdoor training								
Guest Bulk Storage	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.								
<b>Guest Rooms</b>											
Guest Room - Standard	300	300	300	300	300	300	300	300	300		
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300	300		
Guest Room - Suites	450	450	450	450	450	450	450	450	450		

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
<b>Back-of-House Areas</b>											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	120	120	120	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f.
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16	16	16-48	48-64	64-96	96-128	128-144	144-256	256+		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140	140	1 per floor @ 140 s.f. each		One electrical room to serve no more than 100 rooms.						
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
<b>EXTERIOR</b>											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

\* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

\*\* Corridors to be determined based on building layout.