

# Army Lodging Wellness Recommendation



Fort Sill - Final Submittal

August 18, 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 Sill Lodging 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 to the 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 than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.
- The age, condition, and existing configuration of most of the existing Lodging facilities support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation 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, it is our recommendation that the number of rooms be sized using the “Most Economically Efficient” criterion. Using this criterion, we expect an occupancy rate of 87% which meets 89% of the projected official demand.

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

- 584 rooms
- Proposed room mix:
  - 121 standard guest rooms
  - 380 extended-stay guest rooms offering a kitchenette
  - 83 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

The demand analysis has determined a need of 584 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Fort Sill Wellness Plan will be 585 rooms in FY08 and 584 rooms in FY18.

## Lodging Summary

The following Lodging for Fort Sill is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also 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. Proposed additional long term changes during a future phase of the Wellness Plan are also included.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)				Wellness Recommendation (FY 18)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
<b>Wellness Recommendation based on Demand Analysis</b>													
						584	121	380	83	584	121	380	83
<b>Existing Lodging Facilities</b>													
343	1				1	0				0			
380	1				1	0				0			
460	13				13	0				0			
850	31			30	1	0				0			
851	16			16		0				0			
852	14			14		0				0			
853	14			14		0				0			
854	14			14		0				0			
5670	16			16		0				0			
5671	16			16		0				0			
5672	14			14		0				0			
5673	14			14		0				0			
5674	16			16		0				0			
5675	16			16		0				0			
5676	241	124	110		7	226		212	14	0			
5678	291	289			2	291	121	168	2	0			
5691	19			19		0				0			
5692	24			24		0				0			
5693	32			32		0				0			
5715	1				1	0				0			
<b>Totals</b>	<b>804</b>	<b>413</b>	<b>110</b>	<b>255</b>	<b>26</b>	<b>517</b>	<b>121</b>	<b>380</b>	<b>16</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>68</b>
<b>New Proposed Lodging Facility</b>													
						68	0	0	68	516	120	380	16
<b>Total Lodging Units</b>													
						585	121	380	84	584	120	380	84

## Cost Summary

### **Project Cost**

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. 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>									
343	1	***	\$ 293,300	\$ 388,090	75.58%	0			
380	1	***	\$ 250,365	\$ 352,140	71.10%	0			
460	13	\$ 1,036,105	****	\$ 1,834,795	56.47%	0			
850	31	***	\$ 2,186,105	\$ 3,313,930	65.97%	0			
851	16	***	\$ 1,550,395	\$ 2,461,870	62.98%	0			
852	14	***	\$ 1,368,335	\$ 2,198,240	62.25%	0			
853	14	***	\$ 1,368,335	\$ 2,198,240	62.25%	0			
854	14	***	\$ 1,368,335	\$ 2,198,240	62.25%	0			
5670	16	***	\$ 1,561,960	\$ 2,461,870	63.45%	0			
5671	16	***	\$ 1,561,960	\$ 2,461,870	63.45%	0			
5672	14	***	\$ 1,385,720	\$ 2,198,240	63.04%	0			
5673	14	***	\$ 1,385,810	\$ 2,198,240	63.04%	0			
5674	16	***	\$ 1,550,435	\$ 2,461,870	62.98%	0			
5675	16	***	\$ 1,563,600	\$ 2,461,870	63.51%	0			
5676	241	*****	\$ 5,584,145	\$ 21,831,775	25.58%	226		\$ 5,584,145	
5678	291	*****	\$ 3,929,460	\$ 23,716,470	16.57%	291		\$ 3,929,460	
5691	19	***	\$ 928,195	\$ 1,509,755	61.48%	0			
5692	24	***	\$ 1,400,415	\$ 2,461,870	56.88%	0			
5693	32	***	\$ 1,567,040	\$ 2,327,555	67.33%	0			
5715	1	***	\$ 157,030	\$ 281,715	55.74%	0			
<b>Totals</b>	<b>804</b>					<b>517</b>	<b>\$ 9,513,605</b>	<b>\$ 9,513,605</b>	<b>\$ -</b>
<b>New Proposed Lodging Facility</b>									
						<b>68</b>	<b>\$ 8,212,250</b>		<b>\$ 8,212,250</b>
<b>Total</b>									
						<b>585</b>	<b>\$ 17,725,855</b>	<b>\$ 9,513,605</b>	<b>\$ 8,212,250</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 under 50% of the Replacement Cost, the Renovation Cost is used.

\*\*\*\* If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

\*\*\*\*\* Renovation Cost includes Condition Assessment items and Renovation Cost to meet Army Lodging Standards.

### 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.

	Renovation	New Building	Total
Cost per Room at Fort Sill	\$ 44.59	\$ 55.34	\$ 45.84
Off Post Cost per Room	\$ 58.68	\$ 58.68	\$ 58.68
Difference between On-Post and Off-Post Lodging per Room	\$ 14.09	\$ 3.34	\$ 12.84
% Savings of On-Post to Off-Post Lodging	24.0%	5.7%	21.9%

The Cost Per Room at Fort Sill 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 the savings 21.9% it is our recommendation that the Army construct a new Lodging facility and retain two existing facilities at Fort Sill 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 Sill is to continue the use of buildings 5676 and 5678, with 5676 remaining as the main Lodging facility; and to construct a new family suite Lodging facility of 68 rooms for a total of 585 Lodging rooms on-post, to meet the 584 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. Existing Lodging facilities that do not meet condition and functional requirements based on cost shall be removed from the Lodging inventory.

Proposed construction of a new primary Lodging facility in 15-20 years (FY18) is recommended to replace Lodging buildings 5676 and 5678 when replacement is required. This future construction, in conjunction with the new family suite Lodging facility, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

A synopsis of recommended building actions follows:

- Retain Buildings 5676 and 5678 based on current condition and configuration.
- Remove Buildings 5715, 343, 380, 460, 850, 851, 852, 853, 854, 5670, 5671, 5672, 5673, 5674, 5675, 5691, 5692 and 5693 from the existing Lodging inventory due to the poor condition of

existing building systems and cost to renovate to meet Army functional criteria.

- Construct a new Lodging facility to include 60 family suites.

**Cost Summary**

The cost for this recommendation will be:

Renovate 5676	\$ 5,584,145
Renovate 5678	\$ 3,929,460
New Lodging Facility	\$ 8,212,250
<b>Total</b>	<b>\$17,725,855</b>

The Cost for a future Lodging facility is estimated at \$51,235,990 in FY18, using inflation rates in accordance with the most recent version of the Economic Analysis for MILCON updated 2 December 2002 located at [www.hq.usace.army.mil/](http://www.hq.usace.army.mil/)

**Phasing**

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 5715, 343, 380, 460, 850, 851, 852, 853, 854, 5670, 5671, 5672, 5673, 5674, 5675, 5691, 5692 and 5693
- Construct a new Lodging facility prior to removing existing Lodging facilities from inventory.
- Renovate buildings 5676 and 5678.
- Remove buildings 5715, 343, 380, 460, 850, 851, 852, 853, 854, 5670, 5671, 5672, 5673, 5674, 5675, 5691, 5692, and 5693 from the existing Lodging inventory.
- Construct a new Main Lodging facility in FY18 when replacement of buildings 5676 and 5678 is required.

## Section 2 Lodging Master Plan

### Installation Summary

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Fort Sill, located in Oklahoma and established in 1869, is home to the U.S. Army Field Artillery Center. At various times, Fort Sill has hosted the Infantry school of Musketry, the School for Aerial Observers, the Air Service Flying School, and the Army Aviation School. Fort Sill remains the only active Army installation of all the forts on the South Plains built during the Indian wars. It serves as a national historic landmark and home of the Field Artillery.

The Fort Sill Installation Guide 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 require additional analysis and are incorporated into the recommendations of this Lodging Wellness Plan.

The character of Fort Sill has been preserved and enhanced through the use of stone, brick, and stucco. Many of the stone buildings constructed in the late 1800s continue to surround the old quadrangle. Medium to low sloped tile roofs, light toned natural stone and brick, and small window and exterior openings are often shaded by overhangs or balconies. Long, low building masses exemplify the desired architecture of the installation.

### Master Plan Summary

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Lodging facilities at Fort Sill were constructed in various phases and are located in several areas of the installation. The primary Lodging facility, Building 5676 Aultman Hall, is located on Ferguson Road adjacent to Lodging facility, Building 5678 Allin Hall, similar in size and construction. This existing site is recommended for planning future Lodging construction.

The proposed Fort Sill Lodging Master Plan reflects the 584 Lodging room requirement with initial replacement of a majority of the smaller lodging buildings into a new Lodging facility. 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. This new facility, in conjunction with existing Lodging facilities 5676 and 5678, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation

requirements. Building 5676 will continue to serve as the primary Lodging facility using existing public areas and service functions in support of the installation requirements.

A thorough condition and functional assessment of a majority of the existing buildings noted significant deficiencies. Additionally, renovation of these buildings to the new lodging standards and building configuration design is not viable within the 50% threshold. This plan recommends retaining buildings 5676 and 5678 based on current conditions and configuration. Major deficiencies in the public and back-of-the-house spaces will be incorporated into the future 2018 new Lodging facility. The remainder of the existing Lodging facilities will be returned to the installation, and a new Lodging facility will be constructed to meet the Lodging demand analysis requirements.

Siting of a new 68 room family suite Lodging facility is recommended adjacent to existing buildings 5676 and 5678. This plan recommends retaining the guest rooms in these two buildings based on current condition and configuration, although long-term future replacement of these rooms, public areas and service functions is recommended based on age.

## Existing Lodging Facilities



### ***Lodging Building 343 “Wichita House”***

Building 343, constructed in 1870, is a single story historical structure, without a basement, serving as a 3-bedroom DVQ suite. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 343 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort Sill Wellness Solution and Lodging Master Plan.



### ***Lodging Building 380 “Pickett House”***

Building 380, constructed in 1870, is a single story historic structure, without a basement, serving as a 2-bedroom DVQ suite. This facility received an interior renovation in 1992. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 380 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort Sill Wellness Solution and Lodging Master Plan.

### ***Lodging Building 460 “Comanche House”***

Building 460, constructed in 1934, is a 2-story historic structure with basement, housing 6 DVQ rooms without a kitchen at 338 square feet, 5 DVQ rooms without a kitchen at 312 square feet, 1 DVQ room without a kitchen at 156 square feet, and 1 DVQ room without a kitchen at 850 square feet. The building is in poor condition and does not meet current Army Lodging standards. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove building 460 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort Sill Wellness Solution and Lodging Master Plan.

### ***Lodging Buildings 850, 851, 852, 853, 854***

Buildings 850, 851, 852, 853, and 854, are 2-story structures, similar in construction and age. Building 850, built in 1956, is divided into 30 family suites at 434 square feet, and one DVQ suite at 890 square feet. Building 851, constructed in 1963, houses 16 family suites at 600 square feet each. Building 852 and 854, constructed in 1963, each house 14 family suites at 600 square feet each. Building 853, constructed in 1963, has 14 family suites at 625 square feet each. These buildings are in fair condition, but do not meet current Army Lodging standards. The cost to make improvements and to bring these facilities up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove these buildings from the Lodging inventory, allowing the installation to determine alternate uses for these facilities. These facilities will be removed from the Fort Sill Wellness Solution and Lodging Master Plan.





### ***Lodging Buildings 5670, 5671, 5672, 5673, 5674, 5675***

Buildings 5670, 5671, 5672, 5673, 5674, and 5675, are 2-story structures, similar in construction and age. Buildings 5670, 5671, 5674 and 5675, constructed in 1963, each house 16 family suites at 688 square feet each. Buildings 5672 and 5673, constructed in 1963, each house 14 family suites at 688 square feet each. These buildings are in fair condition, but do not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove these buildings from the Lodging inventory, allowing the installation to determine alternate uses for these facilities. These facilities will be removed from the Fort Sill Wellness Solution and Lodging Master Plan.



### ***Lodging Building 5676 Aultman Hall***

Building 5676, constructed in 1966, houses 120 standard rooms at 288 square feet, 110 extended stay rooms at 288 square feet, and 7 DVQ rooms at 440 square feet each. This facility is a 6-story structure without a basement and serves as the main Lodging facility for the installation. The building is in fair condition and will require minor renovation to bring the facility up to current Army Lodging standards. This facility incorporates most of the Army Lodging standards for the public and back-of-the-house spaces. It is our recommendation to continue use as it is currently functioning. The cost to make recommended improvements will not exceed the 50% replacement cost.

Our recommendation is building 5676 remain in the Lodging inventory and continue to serve as the main Lodging facility as part of the Fort Sill Wellness Solution and Lodging Master Plan.



### ***Lodging Building 5678 Allin Hall***

Building 5678, constructed in 1967, houses 287 standard rooms at 288 square feet and 2 DVQ rooms at 440 square feet each. This facility is a 6-story structure without a basement. The building is in good condition, and the room configurations meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will not exceed the 50% replacement cost.

Our recommendation is that building 5678 remain in the Lodging inventory and continue to serve as part of the Fort Sill Wellness Solution and Lodging Master Plan.



### ***Lodging Buildings 5691, 5692, 5693 “Geronimo Lodge”***

Buildings 5691, 5692, and 5693, constructed in 1988, are 2-story structures without basements, and are similar in construction and age. Access to the rooms is from the exterior, either from grade or from a balcony. Building 5691 houses 19 family suites at 340 square feet each. Building 5692 houses 24 family suites at 340 square feet each. Building 5693 houses 32 family suites at 340 square feet each. These buildings are in fair condition, but do not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove these buildings from the Lodging inventory, allowing the installation to determine alternate uses for these facilities. These facilities will be removed from the Fort Sill Wellness Solution and Lodging Master Plan.

### ***Lodging Building 5715 “Little House on the Prairie”***

Building 5715, constructed in 1940, is a 1,279 square foot single story historical structure, without a basement, serving as a single DVQ room. The building is in fair condition but does not meet current Army Lodging standards. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 5715 from the Lodging inventory, allowing the installation to determine an alternate use for the facility. This facility will be removed from the Fort Sill Wellness Solution and Lodging Master Plan.

## **New Lodging Building**

The proposed new Lodging facility for Fort Sill includes 60 family suites. 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. The lobby and back-of-the-house spaces are sized for this new facility only.

The proposed new construction will be sited adjacent to existing Lodging buildings 5676 and 5678, at the corner of Geronimo Road and Ferguson Road, and in close proximity to several community facilities. The proposed building construction is steel frame with CMU infill walls, sloped standing seam metal roof, and a stucco exterior. The lobby will be constructed of glass exterior curtain walls, allowing maximum view and circulation. The site plan allows space for future expansion to the west, maintaining a three-story height to provide balance and consistency. The architectural guidance for Fort Sill is very specific and is incorporated into the cost of the new facility.

Proposed construction of a new primary Lodging facility is recommended in 15-20 years to replace 516 rooms in buildings 5676 and 5678 when replacement is required. This new facility, in conjunction with the new family suite Lodging facility, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

### **Areas and Occupancy**

The following chart indicates all spaces and size for the proposed new construction based on the 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 9% Add On Factor (does not include Outside Areas)*</b>			<b>52,331</b>	<b>52,559</b>
<b>Public Areas</b>			<b>14,222</b>	<b>13,283</b>
Exterior Entrance	N/A	N/A	-	-
Vestibule	1	1	-	-
Lobby (includes vestibule)	-	500-800	-	423
Front Desk	2 station	100	-	-
Bell Cart Station	3	12	36	66
Breakfast Bar (Seat/Svc) - min.	-	550	-	-
Passenger Elevators	1 elev. @ 3 floors	64	192	201
Stairs	4	230	2,760	2,118
Public Corridors	-	-	8,700	8,724
Public Telephone Area	2	6	12	12
Vending - Full Service	2	70	140	168
Vending - Ice Only	1	30	30	114
Women - Lobby	-	200	-	-
Men - Lobby	-	200	-	-
Multi-Purpose Room - (250 s.f. min.)	-	250	-	-
Study Rooms (1 per 25 ext stay units)	-	250	-	-
Guest Laundries (2 sets w/d per 75 units)	1	192	192	354
Gear Wash Rooms -(170 s.f. min.)	4	170	680	353
Guest Bulk Storage (1 per 4 family suites)	17	25 ea. 40 w/circ.	680	750
<b>Guest Rooms</b>			<b>30,600</b>	<b>30,600</b>
Guest Room - Standard	-	300	-	-
Guest Room - Ext. Stay	-	300	-	-
Guest Room - Family Suites	68	450	30,600	30,600

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
<b>Back-of-House Areas</b>			<b>3,188</b>	<b>3,496</b>
Manager's Office	-	180	-	-
Assistant Manager Offices	-	120	-	-
Front Office Manager	-	100	-	-
Admin. Offices	2 staff	200-250	-	-
Cash Room	-	75	-	-
Luggage Storage	-	75	-	-
Admin. Conference Room	-	250	-	-
Housekeeping Office	-	120	-	-
Dirty/Clean Linen Storage	1	50	50	50
In-House Laundry - (500 s.f. minimum)	-	500	-	-
Receiving Office	-	75	-	-
Maintenance Area	-	175	-	-
Kitchen Prep Room	-	150	-	-
Break Room	1	210	210	184
Staff Toilet - Men	1	100	100	64
Staff Toilet - Women	1	100	100	110
Access Corridor	-	-	700	689
Receiving -min.	-	150	-	-
Housekeeping Rooms	1 per 15 units	128	640	842
Service Elevator	1	80	240	246
Data/Commo Room	1	100	100	108
Switch Closets	2	16	32	84
Janitor Closet	-	50	-	-
Mechanical Room	-	-	542	673
General Storage Room - (500 s.f. min.)	-	500	-	-
Bulk Storage Room - (500 s.f. min.)	-	500	-	-
Electrical Room	1	140	140	365
Elevator Equipment Room	1	84	84	81
<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 \$ 8,212,250

- The cost is for the initial building of 68 rooms.
- All costs are adjusted by the Area Cost Factor of 92% for Fort Sill.

### Cost Analysis

#### Summary of Project Replacement Cost (based on 52,559 s.f.)

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.90%</b>	<b>\$161,077.51</b>
Parking Lots		\$52,440.00
Site Earthwork		\$108,637.51
<b>03 Concrete</b>	<b>20.62%</b>	<b>\$1,143,756.38</b>
Floor Construction		\$781,506.38
Slab on Grade		\$80,421.80
Stair Construction		\$40,572.00
Standard Foundations		\$241,256.20
<b>04 Masonry</b>	<b>4.67%</b>	<b>\$258,777.67</b>
Exterior Walls		\$258,777.67
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.11%</b>	<b>\$338,933.87</b>

Roof Construction		\$141,321.75
Roof Coverings		\$197,612.12
<b>08 Doors &amp; Windows</b>	<b>6.93%</b>	<b>\$384,334.60</b>
Exterior Doors		\$12,406.20
Exterior Windows		\$264,960.00
Interior Doors		\$106,968.40
<b>09 Finishes</b>	<b>14.81%</b>	<b>\$821,394.84</b>
Ceiling Finishes		\$125,456.83
Floor Finishes		\$231,721.63
Partitions		\$251,002.48
Wall Finishes		\$213,213.90
<b>10 Specialties</b>	<b>0.06%</b>	<b>\$3,118.34</b>
Fittings		\$3,118.34
<b>11 Equipment</b>	<b>3.95%</b>	<b>\$218,960.00</b>
Other Equipment		\$218,960.00
<b>13 Special Construction</b>	<b>5.24%</b>	<b>\$290,472.46</b>
Communications & Security		\$130,760.86
Sprinklers	\$159,711.60	
<b>14 Conveying Systems</b>		<b>3.56%</b>
Elevators and Lifts	\$197,616.00	
<b>15 Mechanical</b>		<b>17.50%</b>
Cooling Generating Systems		\$386,009.92
Domestic Water Dist		\$168,912.00
Plumbing Fixtures		\$415,909.92
<b>16 Electrical</b>	<b>7.53%</b>	<b>\$417,633.54</b>
Electrical Service & Distribution		\$415,614.14
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>6.13%</b>	<b>\$340,000.00</b>
Interior FF&E allowance		\$340,000.00
Total Raw Cost	100.00%	\$5,546,907.07
<b>Additional Hard Cost (Template: Army Lodging New Construction)</b>		
<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$30,507.99
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$554,690.71
<b>Total Additional Hard Cost</b>		<b>\$585,198.70</b>
<b>Soft Cost (Template: Army Lodging New Construction)</b>		
<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$306,605.29
SIOH Conus	6.50%	\$418,516.22
Design	10.00%	\$613,210.58
08 MYr Inflation Fct	9.93%	\$741,814.48
<b>Total Soft Cost</b>		<b>\$2,080,146.56</b>
<b>Total Project Cost for Replacement</b>		<b>\$8,212,252.32</b>

**INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE**

**INSERT LODGING MASTER PLAN DRAWING HERE FOR  
FISCAL YEAR 2008**

**INSERT LODGING MASTER PLAN DRAWING HERE FOR  
FISCAL YEAR 2018**

**INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-3) HERE  
FOR FISCAL YEAR 2008**

**INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-4) HERE  
FOR FISCAL YEAR 2018**

## Overview

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### Section 3 Demand Analysis

Fort Sill is home to the world renowned United States Army Field Artillery School. Originally built in 1869, Fort Sill remains the only active Army Fort on the South Plains built during the Indian Wars.

The installation's population grew 14% in 1999 and has remained fairly constant since then. Fort Sill expects the population will decrease about 3% over the next six years, with the majority of this change projected to occur in 2003. These variations relate directly to the timing of the installation's training programs.

Fort Sill's training mission is the primary driver for lodging demand. There is one training class that is held six to eight times a year, and lasts 20 weeks. Typical duration of other classes is six to eight weeks.

In recent years, Temporary Duty (TDY) represented the majority of lodging demand at 87%. Permanent Change of Station (PCS) personnel and unofficial were 6% and 7% respectively. Many of these unofficial travelers are family and friends attending graduation and visiting on weekends. Unofficial demand is not used in the calculation of recommended room inventory. The table below describes Fort Sill's official demand population.

<b>Fort Sill Official Market Demand Analysis</b>		
	<b>TDY</b>	<b>PCS</b>
<b>Total Demand:</b>	87%	6%
<b>Market Segmentation:</b>		
Individuals	95%	< 10%
Families	5%	> 90%
<b>Average Length of Stay (Days):</b>		
14 days or less	22% (3 days)	74% (5 days)
More than 14 days	78% (54 days)	26% (24 days)

*Source: Fort Sill Lodging Administration, compiled by 3D/I*

## On Post Inventory

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Fort Sill has 804 lodging rooms in 20 buildings; approximately 40% of the rooms have either a full kitchen or kitchenette and all rooms offer a private bath.

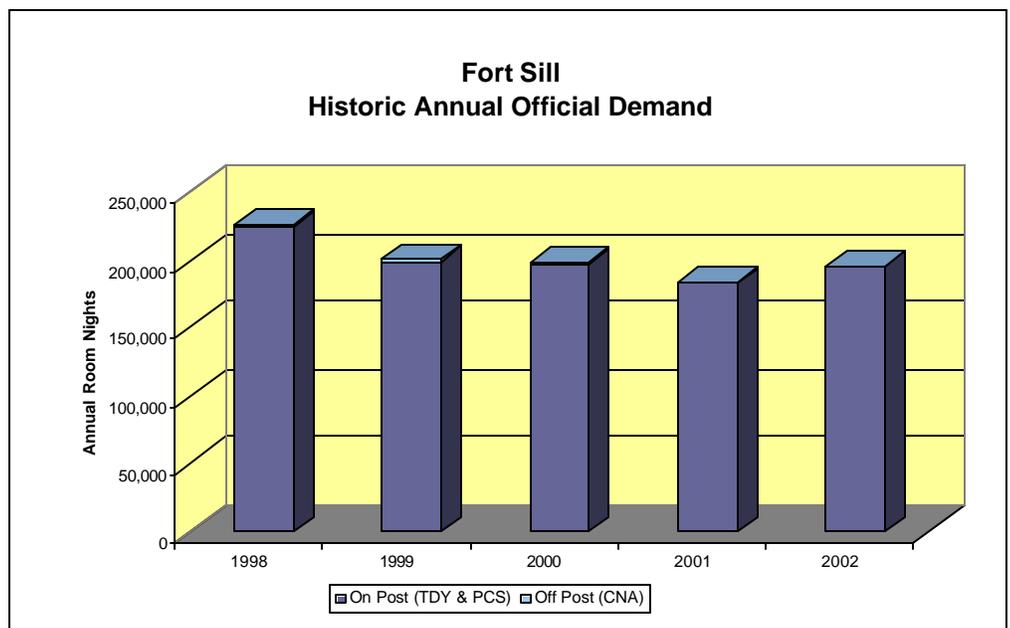
## Demand and Utilization

### Data Summary

The average daily demand, inclusive of Certificates of Non-Availability (CNAs), was 528 rooms between 2000 and 2002. Overall, official demand for the five year period of 1998 to 2002 fluctuated minimally after 1998. There was a decrease between 1998 and 1999 and another slight decrease in 2001; official demand returned to the 2000 level in 2002. Average daily lodging demand was 620 in 1998, 549 in 1999, 544 in 2000, 503 in 2001 and 538 in 2002. These fluctuations related directly to the addition or elimination of various training programs.

CNAs were minimal with excess inventory on post except during the peak summer months of June through September. The average daily room demand for CNAs ranged between a little more than one room per day in 2002 to a high of nearly 4 rooms per day in 2000. There were several fall and winter months when Lodging issued no CNA room nights for the month.

The following chart summarizes Fort Sill's historical data; it identifies the annual official demand both on and off post.

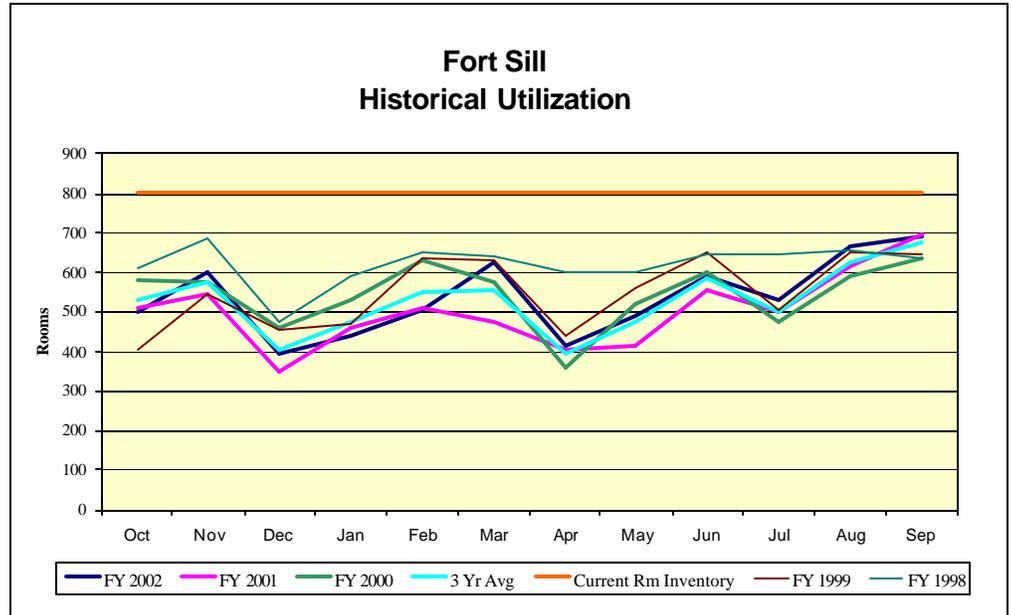


Source: Fort Sill Lodging Administration, compiled by 3D/I

Total occupancy declined from 1998 to 2001 and increased slightly in 2002. PCS utilization has also shown a steady decline, dropping 48% between 1998 and 2002. Except for a drop in TDY following 1998 and 2001, total demand numbers for 1999, 2000 and 2002 are similar: near

180,000. Thus, it appears that on an annualized basis there was an adequate supply of rooms with occupancy averaging 71.5% and 99.5% of official demand was met.

The following chart summarizes historical utilization data by month.



Source: Fort Sill Lodging Administration, compiled by 3D/I

Lodging demand is heavily utilized by students/trainees, and demand is consistent from year to year.

### **Seasonality**

There is seasonality in the demand cycle for lodging at Fort Sill. The peak demand occurs during June through August. Demand in September has also tended to be high over the last three years, averaging 677 rooms per night. Other than the decline in December, when the three year average number of rooms dropped to 402; and a slower activity month of April--an average of 391 room nights--monthly demand varied between 476 and 676 rooms.

### **Factors Influencing Demand**

Fort Sill has 1,415 family housing units with no current plans to increase or privatize the inventory. With an average waiting time of one to two years for on post housing, there is a noted shortage. However, with an average waiting time of seven days for PCS personnel to obtain permanent housing, it is assumed the off post housing market is meeting the needs of military personnel relocating to Fort Sill.

Fort Sill has a lodging anomaly due to its Officer's Basic Course. Approximately 25% of the participants in this program, which utilizes 155 rooms, bring their families with them. This creates strong demand for extended stay family suites. An attendee is considered a long-term TDY, normally qualified for extended stay lodging.

Since 74% of the demand is less than 15 days and the population is predicated to hold stable on Fort Sill, demand for PCS lodging is not expected to change dramatically over the next five years. The number of core lodging customers--students/trainees--should also remain fairly constant.

## Private Market Capability

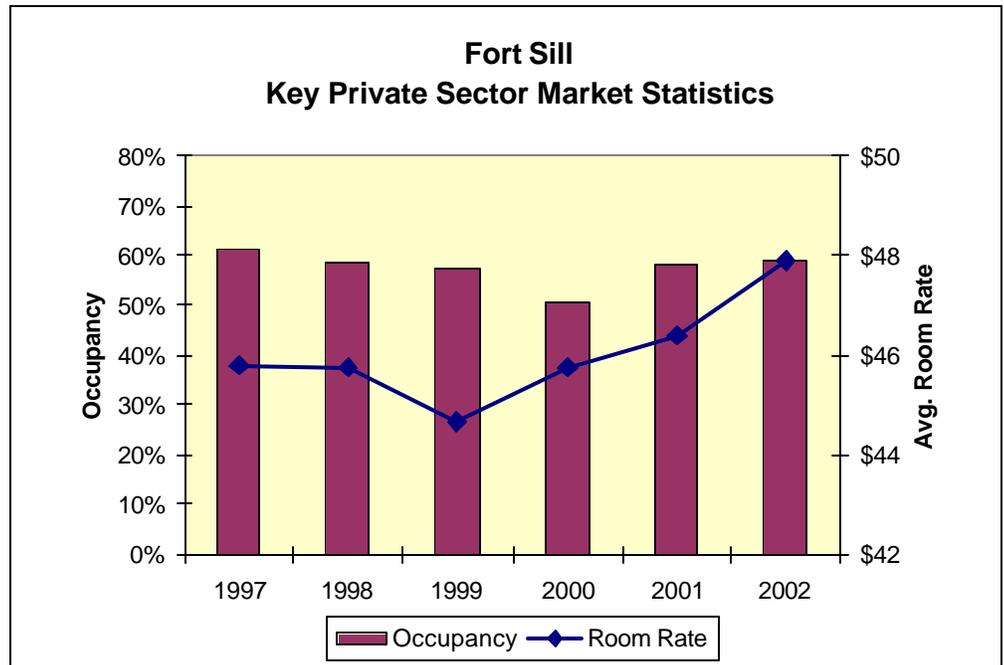
The commercial lodging market within a 30-minute rush-hour driving time radius of the installation offers 1,025 rooms. All commercial properties are located in Lawton, Oklahoma. It is estimated that more than 70% of these rooms are located in properties representing the major lodging chains.

There are no other military lodging operations within a 30-minute rush-hour driving time radius of the installation.

The private market was soft, with average daily rate (ADR) increasing only 7% across the last six years and annual occupancies falling below 60% each of the past five years. Review of the monthly occupancies in proximate hotels revealed seasonal peaks in the summer months (typically near 70%); the same time Lodging experiences peak demand. However, with a non-existent CNA count, the installation has minimal effect on the commercial lodging market. Therefore, predictable summer activity should not negatively impact the ability of the installation to lodge personnel off post at government rates.

The \$47.88 2002 ADR for all lodging properties, is less than the \$53.38 average government rate charged to military personnel staying off post at referred properties. These rates are near Fort Sill's \$55 per diem rate.

The following chart describes key private market statistics.



Source: Smith Travel Research, compiled by 3D/I

In summary, it is reasonable to assume from the data—although some off post facilities are older, of lesser quality, and offer limited amenities—the Private Market has sufficient capacity to support the overflow lodging requirements Fort Sill personnel may encounter.

## Demand Requirement Determination

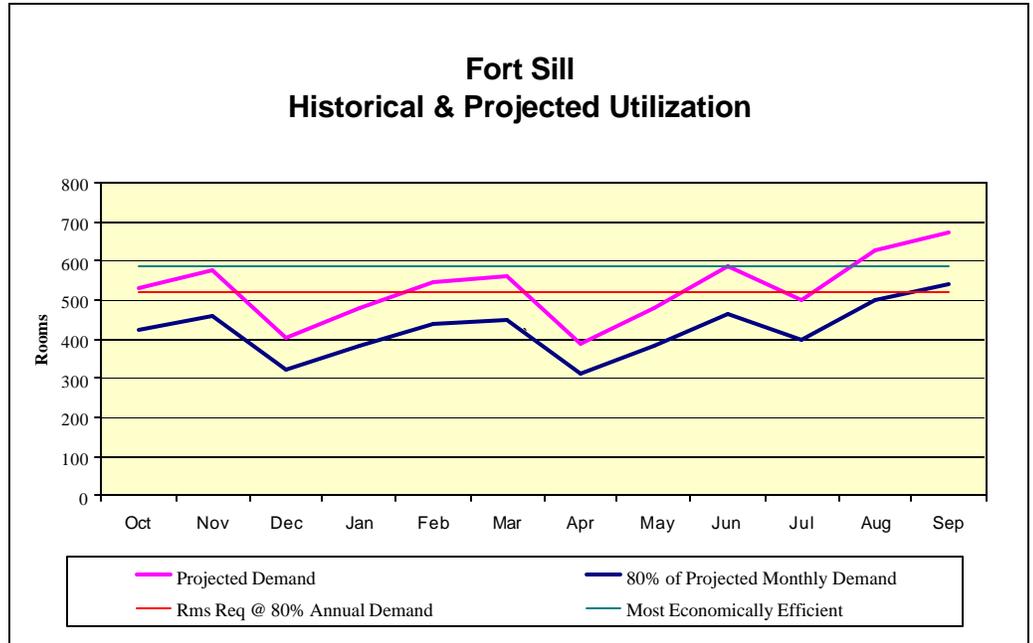
Overall demand declined steadily from 1998 to 2001 and then increased 6.3% in 2002. It is predicted that current demand will be sustained. Based on these factors, it was determined that the average demand for the last three years would be the best indicator of future demand. Because Lodging demand is consistent from year to year, it is not necessary to normalize the data.

The Core Lodging Requirement objective 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 517, generating occupancy of 89%.

Another method of analysis used is the “Most Economically Efficient” criterion. 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 operational cost perspective. The number of rooms required to achieve this equilibrium at Fort Sill is 584 rooms.

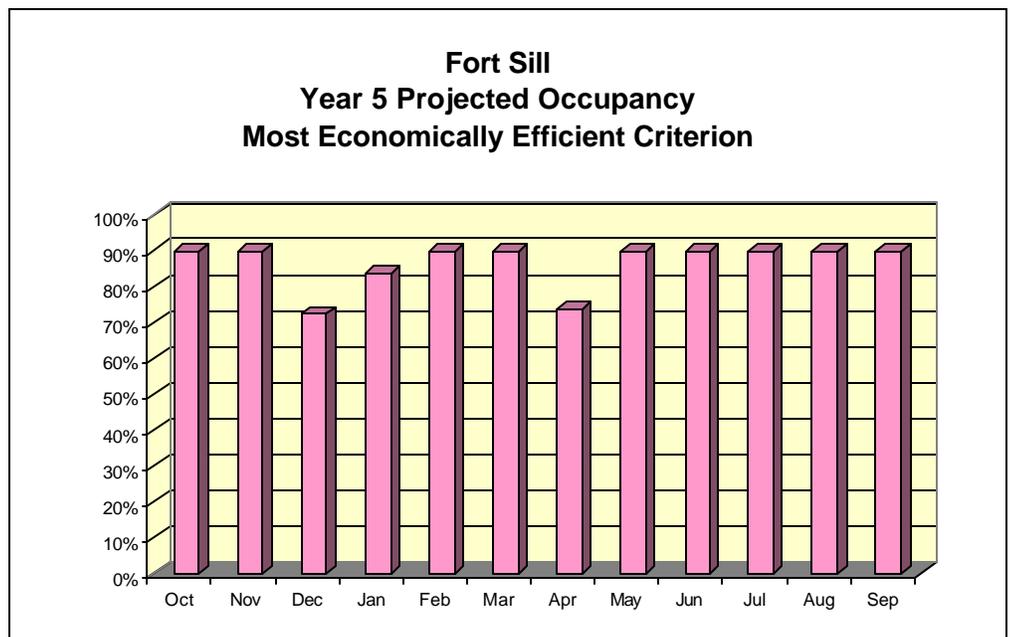
The chart below compares the pertinent potential alternatives to room inventory to the projected demand.



Source: Fort Sill Lodging Administration and 3D/I

Based on the demand pattern at this installation, we recommend the number of rooms be sized using the “Most Economically Efficient” criterion. The consistent demand for lodging throughout the year makes it more cost effective to lodge personnel on post than sending them off post. Also, if the 80% of Official Demand criterion were used, approximately 24,500 room nights would be sent off post, an effect that does not support the logistical advantage gained by keeping a class in tact on post throughout the training duration. This method results in an expected \$45.00 FY08 average daily rate.

The chart below presents expected occupancy percentages on a monthly basis.



Source: 3D/I

Using the “Most Economically Efficient” criterion, the average occupancy will be 87% and 89% of the official demand will be met. On a monthly basis, occupancy will have a variance from 73% in December to 90% from April through November.

## Summary and Recommendation

- The installation’s population grew 14% in 1999 and then remained constant. Fort Sill expects the population to decrease about 3% over the next six years
- The private market has sufficient capacity to support the overflow requirements that Fort Sill Lodging Operations may encounter
- Overall, official demand for the five year period of 1998 to 2002 fluctuated minimally after 1998
- Based upon the pattern of demand at this installation, plus the cost-effectiveness of lodging personnel on post, we recommend the number of rooms be sized using the “Most Economically Efficient” criterion

- Providing a room inventory equal to the “Most Economically Efficient” will generate an occupancy rate of 87% and will meet 89% of demand

***Room Count and Mix Recommendation***

- 584 rooms
- Proposed room mix:
  - 121 standard guest rooms
  - 380 extended-stay guest rooms offering a kitchenette
  - 83 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.

**Special Note**, if a building is being retained based on the Wellness Recommendation, and has some renovations in order to meet Army Lodging standards, two cost models are used. The Condition Cost is used for wellness items and the Renovation Cost for functional renovations. These two cost need to be added together for the full renovation cost.

On this installation the following buildings use both cost models for the total renovation.

- Building 5676
- Building 5678



*Building 343, Wichita House, Randolph Road, Ft. Sill, OK*

## **Building 0343**

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Building 343, also known as Wichita House, was constructed in 1870. The 2,200 square foot facility contains one two-bath unit. The building is functioning as a family suite for high-ranking visitors.

### **Significant Assumptions**

The replacement and renovation cost models are based on 3 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### **Cost Analysis**

Renovation Cost	\$293,300.00
Replacement Cost	\$388,090.00
Renovation to Replacement Cost Ratio	75.58%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 343 is not recommended.

## **Attributes**

01.Number of Units Constructed	1
02.Number of Units Used	1
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	1
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	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	3
16.Delta renovation	2

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: The guest room FF&E does not meet standards. There is a washer and dryer for guest use. The kitchen has a four-burner electric stove with oven, refrigerator, dishwasher and microwave.
- Recommendation: Replace FF&E in guest room.

### **Foundations**

#### **Standard Foundations**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is a partial basement with slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The wood plank 2 x 12 flooring is in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The wood framing is in fair condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Limestone and wood walls are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The wood windows with screens are in fair condition.
- Recommendation: Replace all exterior windows.

#### **Exterior Doors**

- Analysis: The wood doors are in fair condition.
- Recommendation: Replace with metal clad doors.

### **Roofing**

#### **Roof Coverings**

- Analysis: The roof is of wood shakes and has no gutters. It is in fair condition.
- Recommendation: Replace the roof coverings.

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: The solid core wood doors are in fair condition.
- Recommendation: Refinish the wood doors.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The 8' high walls with vinyl wall covering are in good condition.
- Recommendation: Replace the vinyl wall covering.

### **Floor Finishes**

- Analysis: The guest rooms have carpeting and the bathrooms and kitchens have sheet vinyl. The floor finishes are in good condition.
- Recommendation: Replace the carpet and sheet vinyl.

### **Ceiling Finishes**

- Analysis: The painted ceiling with stippled texture is in fair condition.
- Recommendation: Repaint the ceiling.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The unit has a 73 gallon hot water gas heater and copper and PVC piping. The plumbing, renovated in 1997, is in good condition.
- Recommendation: No corrective action required.

### **Domestic Water Distribution**

- Analysis: The domestic water distribution system is in good condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: There is a Trane gas fired furnace with condensing unit.
- Recommendation: Replace furnace and air conditioning condenser.

## **Fire Protection**

### **Sprinklers**

- Analysis: No fire sprinklers exist.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The 225 amp Square D service is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: The fire annunciator by Starwatch is in place.
- Recommendation: No corrective action required.

### **Equipment**

#### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

### **Site Preparation**

#### **Site Earthwork**

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

### **Site Improvements**

#### **Parking Lots**

- Analysis: There is a garage for guest use.
- Recommendation: No corrective action required.

### **Site Electrical Utilities**

#### **Site Lighting**

- Analysis: There is not adequate site lighting.
- Recommendation: Install one pole with light.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 3 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>06 Wood &amp; Plastics</b>	<b>1.91%</b>	<b>\$1,385.52</b>
Wood Stairs: Damaged		\$1,385.52
<b>07 Thermal &amp; Moisture Protection</b>	<b>12.25%</b>	<b>\$8,896.45</b>
Wood Shingle Roof: Beyond Useful Life		\$8,896.45
<b>08 Doors &amp; Windows</b>	<b>30.23%</b>	<b>\$21,963.29</b>
Exterior Steel Door - Damaged or Failing		\$1,666.81
Wood Door - Beyond Useful Life		\$10,458.46
Wood Framed windows: Damaged or failing		\$9,838.02
<b>09 Finishes</b>	<b>25.31%</b>	<b>\$18,388.99</b>
Carpet: Beyond Useful Life		\$4,427.44
Interior ceilings: Paint Failing		\$1,302.72
Sheet Vinyl: Beyond Useful Life		\$2,671.31
Vinyl Wall Covering: Beyond expected useful life		\$9,987.52
<b>15 Mechanical</b>	<b>19.18%</b>	<b>\$13,933.98</b>
Condensing Unit: Beyond expected useful life		\$9,818.70
Furnace: Beyond expected useful life		\$4,115.28
<b>16 Electrical</b>	<b>4.24%</b>	<b>\$3,082.00</b>
Inadequate exterior Lighting		\$3,082.00
<b>19 FF&amp;E</b>	<b>6.88%</b>	<b>\$5,000.00</b>
Hard and soft goods: Beyond expected useful life		\$5,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$72,650.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$399.58
Force Protection	9.00%	\$7,228.31
General Conditions	10.00%	\$7,265.00
<b>Total Additional Hard Cost</b>		<b>\$14,892.89</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$8,754.29
SIOH Conus	6.50%	\$6,259.32
Design	10.00%	\$8,754.29
08 MYr Inflation Fct	9.93%	\$11,053.16
<b>Total Soft Cost</b>		<b>\$34,821.05</b>
<b>Total Project</b>		<b>\$122,363.94</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>0.80%</b>	<b>\$1,385.52</b>
Site Development		\$1,385.52
<b>07 Thermal &amp; Moisture Protection</b>	<b>4.85%</b>	<b>\$8,446.39</b>
Roof Construction		\$2,552.09
Roof Coverings		\$5,894.30
<b>08 Doors &amp; Windows</b>	<b>21.99%</b>	<b>\$38,287.64</b>
Exterior Doors		\$5,671.80
Exterior Windows		\$25,760.00
Interior Doors		\$6,855.84
<b>09 Finishes</b>	<b>23.90%</b>	<b>\$41,612.59</b>
Ceiling Finishes		\$7,589.86
Floor Finishes		\$9,684.87
Partitions		\$9,291.22
Wall Finishes		\$15,046.64
<b>10 Specialties</b>	<b>0.12%</b>	<b>\$214.04</b>
Fittings		\$214.04
<b>11 Equipment</b>	<b>0.12%</b>	<b>\$214.04</b>
Other Equipment		\$214.04
<b>13 Special Construction</b>	<b>8.21%</b>	<b>\$14,289.07</b>
Communications & Security		\$6,432.46
Sprinklers		\$7,856.62
<b>15 Mechanical</b>	<b>19.82%</b>	<b>\$34,513.80</b>
Cooling Generating Systems		\$18,988.80
Domestic Water Dist		\$7,452.00
Plumbing Fixtures		\$8,073.00
<b>16 Electrical</b>	<b>11.59%</b>	<b>\$20,175.60</b>
Electrical Service & Distribution		\$20,175.60
<b>19 FF&amp;E</b>	<b>8.61%</b>	<b>\$15,000.00</b>
Interior FF&E allowance		\$15,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$174,138.69</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$957.76
Force Protection	9.00%	\$17,325.93
General Conditions	10.00%	\$17,413.87
<b>Total Additional Hard Cost</b>		<b>\$35,697.56</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$20,983.63
SIOH Conus	6.50%	\$15,003.29
Design	10.00%	\$20,983.63

08 MYr Inflation Fct	9.93%	\$26,493.92
<b>Total Soft Cost</b>		<b>\$83,464.46</b>
<b>Total Project Cost for Renovation</b>		<b>\$293,300.71</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>5.87%</b>	<b>\$15,388.38</b>
Parking Lots		\$2,796.80
Site Earthwork		\$12,591.58
<b>03 Concrete</b>	<b>11.29%</b>	<b>\$29,587.20</b>
Floor Construction		\$11,040.00
Slab on Grade		\$9,273.60
Standard Foundations		\$9,273.60
<b>04 Masonry</b>	<b>11.26%</b>	<b>\$29,512.99</b>
Exterior Walls		\$29,512.99
<b>07 Thermal &amp; Moisture Protection</b>	<b>11.03%</b>	<b>\$28,904.53</b>
Roof Construction		\$5,519.65
Roof Coverings		\$23,384.88
<b>08 Doors &amp; Windows</b>	<b>14.46%</b>	<b>\$37,906.76</b>
Exterior Doors		\$5,671.80
Exterior Windows		\$25,760.00
Interior Doors		\$6,474.96
<b>09 Finishes</b>	<b>13.36%</b>	<b>\$35,032.63</b>
Ceiling Finishes		\$5,824.90
Floor Finishes		\$10,456.53
Partitions		\$9,966.45
Wall Finishes		\$8,784.75
<b>11 Equipment</b>	<b>3.69%</b>	<b>\$9,660.00</b>
Other Equipment		\$9,660.00
<b>13 Special Construction</b>	<b>4.26%</b>	<b>\$11,165.41</b>
Communications & Security		\$5,026.29
Sprinklers		\$6,139.12
<b>15 Mechanical</b>	<b>11.58%</b>	<b>\$30,362.76</b>
Cooling Generating Systems		\$14,837.76
Domestic Water Dist		\$7,452.00
Plumbing Fixtures		\$8,073.00
<b>16 Electrical</b>	<b>7.48%</b>	<b>\$19,610.72</b>
Electrical Service & Distribution		\$17,591.32
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>5.72%</b>	<b>\$15,000.00</b>
Interior FF&E allowance		\$15,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$262,131.39</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$1,441.72
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$26,213.14
<b>Total Additional Hard Cost</b>		<b>\$27,654.86</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$14,489.31
SIOH Conus	6.50%	\$19,777.91
Design	10.00%	\$28,978.62
08 MYr Inflation Fct	9.93%	\$35,056.09
<b>Total Soft Cost</b>		<b>\$98,301.94</b>
<b>Total Project Cost for Replacement</b>		<b>\$388,088.18</b>

**INSERT BUILDING 343 FLOOR PLANS HERE**



*Building 380, Picket House, Ganahl Avenue, Ft. Sill, OK*

## **Building 0380**

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Building 380, also known as Pickett House, was constructed in 1870. The 1,449 square foot facility contains one lodging unit. The building is functioning as family suites for high-ranking visitors.

### **Significant Assumptions**

The replacement and renovation cost models are based on 4 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### **Cost Analysis**

Renovation Cost	\$250,365.00
Replacement Cost	\$352,140.00
Renovation to Replacement Cost Ratio	71.10%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 380 is not recommended.

## **Attributes**

01.Number of Units Constructed	1
02.Number of Units Used	1
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	1
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	1
13.Renovated to Standard	4
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	3

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four burner gas stove with oven, sink, refrigerator, microwave and dishwasher. The guest rooms do not meet standards.
- Recommendation: Replace FF&E in guest room.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is of limestone on compacted soil. There is a crawl space. Foundation is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade
- Recommendation: No corrective action required

### **Superstructure**

#### **Floor Construction**

- Analysis: The wood structure appears to be in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The wood roof appears to be in fair condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The wood log with mortar and stucco finish is in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The wood windows with mullions are in poor condition.
- Recommendation: Replace the exterior windows.

#### **Exterior Doors**

- Analysis: The wood doors with screens are in poor condition.
- Recommendation: Replace the exterior wood doors.

### **Roofing**

#### **Roof Coverings**

- Analysis: The wood shakes are in poor condition.
- Recommendation: Replace the wood shakes.

### **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: The wood doors are in fair condition.
- Recommendation: Remove and replace the doors, frames and hardware.

### **Interior Finishes**

#### **Wall Finishes**

- Analysis: The guest areas have vinyl wallcovering, bathrooms have ceramic tile wainscot with paint above. All of the finishes are in fair condition.

- Recommendation: Replace the vinyl wall coverings.

#### **Floor Finishes**

- Analysis: The guest areas have wood flooring, bathroom has ceramic mosaic tile and kitchen has sheet vinyl. All floor finishes are in fair condition.

- Recommendation: Replace the floor finishes.

#### **Ceiling Finishes**

- Analysis: The textured plaster ceiling is in fair condition.

- Recommendation: Repaint the guest area ceilings.

### **Plumbing**

#### **Plumbing Fixtures**

- Analysis: The bathroom was remodeled in 2003. All fixtures are in like new condition.

- Recommendation: No corrective action required.

#### **Domestic Water Distribution**

- Analysis: The 50 gallon A.O. Smith hot water heater is in good condition.

- Recommendation: No corrective action required.

### **HVAC**

#### **Cooling Generating Systems**

- Analysis: The Rheem unit with condenser is in good condition.

- Recommendation: No corrective action required.

### **Fire Protection**

#### **Sprinklers**

- Analysis: No fire sprinklers exist.

- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The 100 amp Square D service is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: The units have a fire annunciator and smoke detectors.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

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

## **Site Improvements**

### **Parking Lots**

- Analysis: The two parking spaces and sidewalk are in poor condition.
- Recommendation: Replace the asphalt and sidewalks.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install a new pole and light.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Standard Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 4 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

## 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>4.31%</b>	<b>\$2,532.34</b>
Inadequate Parking Area		\$1,820.75
Walks: Missing or inadequate Walk		\$711.59
<b>07 Thermal &amp; Moisture Protection</b>	<b>9.13%</b>	<b>\$5,368.55</b>
Wood Shingle Roof: Beyond Useful Life		\$5,368.55
<b>08 Doors &amp; Windows</b>	<b>48.31%</b>	<b>\$28,404.08</b>
Wood Door - Beyond Useful Life		\$20,065.57
Wood Framed windows: Damaged or failing		\$8,338.51
<b>09 Finishes</b>	<b>24.51%</b>	<b>\$14,408.62</b>
Carpet: Beyond Useful Life		\$2,951.58
Floor Tile: Damaged or Failing		\$511.98
Interior ceilings: Paint Failing		\$787.06
Sheet Vinyl: Beyond Useful Life		\$669.86
Vinyl Wall Covering: Beyond expected useful life		\$9,488.14
<b>16 Electrical</b>	<b>5.24%</b>	<b>\$3,082.00</b>
Inadequate exterior Lighting		\$3,082.00
<b>19 FF&amp;E</b>	<b>8.50%</b>	<b>\$5,000.00</b>
Hard and soft goods: Beyond expected useful life		\$5,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$58,796.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$323.38
Force Protection	9.00%	\$5,849.91
General Conditions	10.00%	\$5,879.60
<b>Total Additional Hard Cost</b>		<b>\$12,052.89</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$7,084.89
SIOH Conus	6.50%	\$5,065.70
Design	10.00%	\$7,084.89
08 MYr Inflation Fct	9.93%	\$8,945.38
<b>Total Soft Cost</b>		<b>\$28,180.85</b>
<b>Total Project</b>		<b>\$99,029.74</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>1.70%</b>	<b>\$2,531.84</b>
Site Development		\$2,531.84
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.73%</b>	<b>\$5,538.07</b>
Roof Construction		\$1,938.80
Roof Coverings		\$3,599.27
<b>08 Doors &amp; Windows</b>	<b>24.16%</b>	<b>\$35,914.96</b>
Exterior Windows		\$29,440.00
Interior Doors		\$6,474.96
<b>09 Finishes</b>	<b>24.87%</b>	<b>\$36,967.90</b>
Ceiling Finishes		\$6,746.54
Floor Finishes		\$11,255.02
Partitions		\$7,058.45
Wall Finishes		\$11,907.89
<b>10 Specialties</b>	<b>0.19%</b>	<b>\$285.38</b>
Fittings		\$285.38
<b>13 Special Construction</b>	<b>5.40%</b>	<b>\$8,025.14</b>
Communications & Security		\$3,612.65
Sprinklers		\$4,412.49
<b>15 Mechanical</b>	<b>18.87%</b>	<b>\$28,052.64</b>
Cooling Generating Systems		\$10,664.64
Domestic Water Dist		\$6,624.00
Plumbing Fixtures		\$10,764.00
<b>16 Electrical</b>	<b>7.62%</b>	<b>\$11,331.18</b>
Electrical Service & Distribution		\$11,331.18
<b>19 FF&amp;E</b>	<b>13.45%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$148,647.12</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$817.56
Force Protection	9.00%	\$14,789.65
General Conditions	10.00%	\$14,864.71
<b>Total Additional Hard Cost</b>		<b>\$30,471.92</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$17,911.90
SIOH Conus	6.50%	\$12,807.01
Design	10.00%	\$17,911.90
08 MYr Inflation Fct	9.93%	\$22,615.56
<b>Total Soft Cost</b>		<b>\$71,246.38</b>

**Total Project Cost for Renovation**

**\$250,365.41**

## 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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>5.88%</b>	<b>\$13,976.18</b>
Parking Lots		\$3,496.00
Site Earthwork		\$10,480.18
<b>03 Concrete</b>	<b>10.35%</b>	<b>\$24,619.20</b>
Floor Construction		\$9,200.00
Slab on Grade		\$7,709.60
Standard Foundations		\$7,709.60
<b>04 Masonry</b>	<b>11.45%</b>	<b>\$27,242.76</b>
Exterior Walls		\$27,242.76
<b>07 Thermal &amp; Moisture Protection</b>	<b>10.10%</b>	<b>\$24,026.29</b>
Roof Construction		\$4,474.25
Roof Coverings		\$19,552.05
<b>08 Doors &amp; Windows</b>	<b>17.32%</b>	<b>\$41,205.88</b>
Exterior Doors		\$5,671.80
Exterior Windows		\$29,440.00
Interior Doors		\$6,094.08
<b>09 Finishes</b>	<b>12.96%</b>	<b>\$30,823.07</b>
Ceiling Finishes		\$4,910.90
Floor Finishes		\$12,063.30
Partitions		\$7,868.73
Wall Finishes		\$5,980.15
<b>13 Special Construction</b>	<b>3.90%</b>	<b>\$9,282.36</b>
Communications & Security		\$4,178.60
Sprinklers		\$5,103.76
<b>15 Mechanical</b>	<b>12.50%</b>	<b>\$29,723.36</b>
Cooling Generating Systems		\$12,335.36
Domestic Water Dist		\$6,624.00
Plumbing Fixtures		\$10,764.00
<b>16 Electrical</b>	<b>7.13%</b>	<b>\$16,951.92</b>
Electrical Service & Distribution		\$14,932.52
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>8.41%</b>	<b>\$20,000.00</b>
Interior FF&E allowance		\$20,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$237,851.02</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,308.18
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$23,785.10
<b>Total Additional Hard Cost</b>		<b>\$25,093.28</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$13,147.22
SIOH Conus	6.50%	\$17,945.95
Design	10.00%	\$26,294.43
08 MYr Inflation Fct	9.93%	\$31,808.96
<b>Total Soft Cost</b>		<b>\$89,196.55</b>
<b>Total Project Cost for Replacement</b>		<b>\$352,140.86</b>

**INSERT BUILDING 380 FLOOR PLANS HERE**



*Building 460, Comanche House,  
Hamilton Road, Ft. Sill, OK*

## **Building 0460**

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Building 460, also known as Comanche House, was constructed in 1934. The 19,887 square foot facility contains 13 DVQ units without a full kitchen. The building is functioning as extended stay rooms for high-ranking visitors.

### **Significant Assumptions**

The replacement and renovation cost models are based on 30 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 92% for Fort Sill.

### **Cost Analysis**

Condition Assessment Cost	\$1,036,105.00
Replacement Cost	\$1,834,795.00
Condition Assessment to Replacement Cost Ratio	56.47%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 460 is not recommended.

## **Attributes**

01.Number of Units Constructed	13
02.Number of Units Used	13
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	13
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	13
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	15
16.Delta renovation	2

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer in the basement. FF&E does not meet standards.
- Recommendation: Replace the FF&E in guest rooms.

### **Foundations**

#### **Standard Foundations**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The basement foundation is slab on grade concrete. The exterior concrete stairs are in fair condition. The foundation is in fair condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The wood floor is in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The wood roof is in good condition. The gutters are showing signs of leaks and other damage.
- Recommendation: Replace the gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The stucco exterior has some minor cracks and is in poor condition.
- Recommendation: Refinish the stucco exterior and paint.

#### **Exterior Windows**

- Analysis: The wood windows are in poor condition.
- Recommendation: Replace the exterior windows.

#### **Exterior Doors**

- Analysis: The exterior wood doors are in poor condition.
- Recommendation: Replace the exterior wood doors.

### **Roofing**

#### **Roof Coverings**

- Analysis: The clay tile roof is in good condition. The gutters and downspouts are in fair condition.
- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are in good condition.
- Recommendation: Patch the wall when necessary.

### **Interior Doors**

- Analysis: The wood doors are in fair condition.
- Recommendation: Refinish the wood doors.

### **Fittings**

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

## **Stairs**

### **Stair Construction**

- Analysis: Wood stairs are in good condition. The exterior concrete stairs are in poor condition.
- Recommendation: Replace the concrete stairs.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The walls are a combination of plaster on lath, ceramic tile and vinyl wall coverings. They are in fair condition.
- Recommendation: Repaint the exposed plaster surfaces, replace the ceramic wall tile in bathroom and recover the walls with vinyl wall coverings.

### **Floor Finishes**

- Analysis: The units have carpet and exposed wood flooring and the restrooms have ceramic tile. The carpet and wood flooring is in fair condition while the ceramic tile is in good condition.
- Recommendation: Replace the carpet, floor tile and ceramic tile.

### **Ceiling Finishes**

- Analysis: The ceilings are plaster on wood lath. The paint is in fair condition.
- Recommendation: Repaint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

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

### **Domestic Water Distribution**

- Analysis: The waste and supply piping are in poor condition. The storage tank and two State 75 gallon gas water heaters are in poor condition.

- Recommendation: Replace the waste and supply piping. Replace the storage tank and gas water heaters.

### **HVAC**

#### **Cooling Generating Systems**

- Analysis: The Trane compressor, condenser and Raypak mini boiler are in poor condition.

- Recommendation: Replace the heating and cooling system.

### **Fire Protection**

#### **Sprinklers**

- Analysis: No fire sprinklers exist.

- Recommendation: No corrective action required.

### **Electrical**

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

- Analysis: The 400 amp Westinghouse and 800 amp Square D service is in fair condition. The existing wiring is in poor condition.

- Recommendation: Replace the electrical service, all wiring, outlets, and receptacles.

#### **Communications and Security**

- Analysis: There is a fire annunciator.

- Recommendation: No corrective action required.

### **Equipment**

#### **Other Equipment**

- Analysis: All other equipment is in good condition.

- Recommendation: No corrective action required.

### **Site Preparation**

#### **Site Earthwork**

- Analysis: The earthwork is in good condition.

- Recommendation: No corrective action required.

### **Site Improvements**

#### **Parking Lots**

- Analysis: There are 12 parking stalls. The asphalt is in fair condition.

- Recommendation: Replace the asphalt.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 15 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>1.49%</b>	<b>\$9,144.80</b>
Parking: AC Pavement Damaged or Failing		\$9,144.80
<b>03 Concrete</b>	<b>0.52%</b>	<b>\$3,229.20</b>
Concrete Stairs - Damaged or Failing		\$3,229.20
<b>07 Thermal &amp; Moisture Protection</b>	<b>1.53%</b>	<b>\$9,402.40</b>
Gutters: Damaged or Failing		\$9,402.40
<b>08 Doors &amp; Windows</b>	<b>20.69%</b>	<b>\$127,289.95</b>
Exterior Wood Doors: Beyond Useful Life		\$5,006.64
Scratched and marred		\$16,670.68
Wood Door - Damaged or Failing		\$21,510.10
Wood Framed windows: Damaged or failing		\$84,102.53
<b>09 Finishes</b>	<b>27.47%</b>	<b>\$168,973.48</b>
Carpet: Beyond Useful Life		\$24,842.85
Exterior Coating: Damaged or Failing		\$5,004.80
Floor Tile: Damaged or Failing		\$3,071.88
Interior ceilings: Paint Failing		\$5,753.68
Stucco Wall: Damaged or Failing		\$55,312.70
VCT: Beyond Useful Life		\$979.09
Vinyl Wall Covering: Beyond expected useful life		\$69,912.64
Wall Tile: Damaged or Failing		\$4,095.84
<b>15 Mechanical</b>	<b>24.79%</b>	<b>\$152,527.96</b>
Hot water storage tank: Damaged or failing		\$3,078.55
Pipe, Copper: Damaged or failing		\$42,233.12
PTAC: Missing or inadequate		\$81,199.20
Sewage System: Beyond expected useful life		\$20,267.09
Water heater: Beyond expected useful life		\$5,750.00
<b>16 Electrical</b>	<b>12.94%</b>	<b>\$79,588.92</b>
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$16,021.80
Receptacle: Missing or inadequate		\$57,403.12
<b>19 FF&amp;E</b>	<b>10.57%</b>	<b>\$65,000.00</b>
Hard and soft goods: Beyond expected useful life		\$65,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$615,157.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,383.36
Force Protection	9.00%	\$61,205.05
General Conditions	10.00%	\$61,515.70
<b>Total Additional Hard Cost</b>		<b>\$126,104.11</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$74,126.11
SIOH Conus	6.50%	\$53,000.17
Design	10.00%	\$74,126.11
08 MYr Inflation Fct	9.93%	\$93,591.59
<b>Total Soft Cost</b>		<b>\$294,843.98</b>
<b>Total Project</b>		<b>\$1,036,105.09</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.74%</b>	<b>\$46,377.55</b>
Parking Lots		\$11,886.40
Site Earthwork		\$34,491.15
<b>03 Concrete</b>	<b>15.99%</b>	<b>\$198,140.54</b>
Floor Construction		\$114,889.74
Slab on Grade		\$25,497.80
Stair Construction		\$6,762.00
Standard Foundations		\$50,991.00
<b>04 Masonry</b>	<b>6.31%</b>	<b>\$78,186.65</b>
Exterior Walls		\$78,186.65
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.46%</b>	<b>\$92,451.42</b>
Roof Construction		\$29,346.80
Roof Coverings		\$63,104.62
<b>08 Doors &amp; Windows</b>	<b>8.15%</b>	<b>\$101,050.04</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$69,920.00
Interior Doors		\$22,091.04
<b>09 Finishes</b>	<b>13.86%</b>	<b>\$171,824.86</b>
Ceiling Finishes		\$27,662.32
Floor Finishes		\$48,720.71
Partitions		\$51,148.98
Wall Finishes		\$44,292.85
<b>10 Specialties</b>	<b>0.11%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.90%</b>	<b>\$48,300.00</b>
Other Equipment		\$48,300.00
<b>13 Special Construction</b>	<b>4.95%</b>	<b>\$61,393.16</b>
Communications & Security		\$27,637.12
Sprinklers		\$33,756.04
<b>15 Mechanical</b>	<b>22.01%</b>	<b>\$272,830.60</b>
Cooling Generating Systems		\$81,585.60
Domestic Water Dist		\$37,260.00
Plumbing Fixtures		\$153,985.00
<b>16 Electrical</b>	<b>7.45%</b>	<b>\$92,356.50</b>
Electrical Service & Distribution		\$90,337.10
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>6.05%</b>	<b>\$75,000.00</b>
Interior FF&E allowance		\$75,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,239,298.67</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$6,816.14

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$123,929.87
<b>Total Additional Hard Cost</b>		<b>\$130,746.01</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$68,502.23
SIOH Conus	6.50%	\$93,505.55
Design	10.00%	\$137,004.47
08 MYr Inflation Fct	9.93%	\$165,737.35
<b>Total Soft Cost</b>		<b>\$464,749.61</b>
<b>Total Project Cost for Replacement</b>		<b>\$1,834,794.29</b>

**INSERT BUILDING 460 FLOOR PLANS HERE**



Building 850, Condon Road, Ft. Sill, OK

## Building 0850

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Building 850 was constructed in 1956. The 22,465 square foot facility contains 30 family suites and one DVQ unit.

### Significant Assumptions

The replacement and renovation cost models are based on 30 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$2,186,105.00
Replacement Cost	\$3,313,930.00
Renovation to Replacement Cost Ratio	65.97%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 850 is not recommended.

## Attributes

01.Number of Units Constructed	31
02.Number of Units Used	31
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	30
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	30
11.Operating as Extended Stay	1
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	30
16.Delta renovation	-1

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use in the facility. FF&E is in good condition but does not meet standards.
- Recommendation: Replace hard and soft goods.

### **Foundations**

#### **Standard Foundations**

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

#### **Slab on Grade**

- Analysis: There is no slab on grade
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

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

#### **Roof Construction**

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

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The E.I.F.S. over CMU, installed in 1985, is in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The doors are in good condition, except for the door to the mechanical room.
- Recommendation: Replace the metal mechanical door.

### **Roofing**

#### **Roof Coverings**

- Analysis: The built-up-roof is in fair condition.

- Recommendation: Replace the built-up roof.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are in good condition.
- Recommendation: Repair the damaged spots as needed.

### **Interior Doors**

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

### **Fittings**

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

## **Stairs**

### **Stair Construction**

- Analysis: The stairs are in good condition. There is rubber flooring on the treads and vinyl tile on the landings.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The paint, ceramic tile and wallcoverings are in fair condition.
- Recommendation: Replace the vinyl wallcovering, carpet and ceramic tile.

### **Floor Finishes**

- Analysis: The carpet in the guest rooms, tile in the bathroom and sheet vinyl in the kitchen is all in fair condition.
- Recommendation: Replace the floor finishes.

### **Ceiling Finishes**

- Analysis: The acoustical ceiling tile in the guest rooms and corridors and the painted gypsum wallboard in the one corridor are in fair condition.
- Recommendation: Replace acoustical ceiling tile in guest rooms and two corridors. Paint the ceiling in one corridor.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: The plumbing fixtures, with the exception of the bath tubs, are in good condition.
- Recommendation: Replace the bathtubs.

### **Domestic Water Distribution**

- Analysis: The waste and supply piping are in poor condition. The two hot water heaters and storage tank are in poor condition.

- Recommendation: This unit has two 37 gallon Rheem hot water heater and storage tank. The hot water heaters are in poor condition.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The heating is provided by a Kawneer boiler. The cooling is provided by a Trane compressor and condenser. The building is scheduled for a geothermal system in 2003.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There are no fire sprinklers. The stoves do not have a fire suppression system.
- Recommendation: Install a fire suppression system.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The 600 amp Square D service is in poor condition.
- Recommendation: Replace the electrical service.

### **Communications and Security**

- Analysis: The fire notifier system is in poor condition.
- Recommendation: Replace the fire annunciator system.

## **Equipment**

### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The sidewalks are in fair condition.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking stalls are shared with other buildings. The asphalt is in fair condition.
- Recommendation: Replace the asphalt parking area and concrete sidewalks.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 30 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>3.37%</b>	<b>\$16,719.88</b>
Parking: AC Pavement Damaged or Failing		\$12,541.44
Walks: Concrete Walk Damaged or Failing		\$4,178.44
<b>07 Thermal &amp; Moisture Protection</b>	<b>8.19%</b>	<b>\$40,624.50</b>
Built-up Roof: Beyond Useful Life		\$40,624.50
<b>08 Doors &amp; Windows</b>	<b>0.43%</b>	<b>\$2,126.19</b>
Exterior Steel Door - Damaged or Failing		\$2,126.19
<b>09 Finishes</b>	<b>36.28%</b>	<b>\$179,977.69</b>
Acoustical Ceiling Tile: Beyond expect useful life		\$43,125.75
Carpet: Beyond Useful Life		\$35,296.67
Floor Tile: Damaged or Failing		\$6,348.55
Interior ceilings: Paint Failing		\$1,073.66
Sheet Vinyl: Damaged or Failing		\$1,423.88
VCT: Beyond Useful Life		\$1,440.12
Vinyl Wall Covering: Beyond expected useful life		\$9,591.30
Vinyl Wall Covering: Damaged or Failing		\$63,048.24
Wall Tile: Damaged or Failing		\$18,629.52
<b>13 Special Construction</b>	<b>3.77%</b>	<b>\$18,722.23</b>
CO2 System: Missing or Inadequate		\$1,154.60
Fire Alarm System: Missing or Inadequate		\$17,567.63
<b>15 Mechanical</b>	<b>12.96%</b>	<b>\$64,303.09</b>
Pipe, Copper: Damaged or failing		\$47,707.87
Pipe, sewer or waste: Damaged or failing		\$12,221.45
Tub: Beyond expected useful life		\$4,373.77
<b>16 Electrical</b>	<b>3.74%</b>	<b>\$18,551.80</b>
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$12,387.80
<b>19 FF&amp;E</b>	<b>31.25%</b>	<b>\$155,000.00</b>
Hard and soft goods: Beyond expected useful life		\$155,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$496,025.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,728.14
Force Protection	9.00%	\$49,352.01
General Conditions	10.00%	\$49,602.50
<b>Total Additional Hard Cost</b>		<b>\$101,682.64</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$59,770.76
SIOH Conus	6.50%	\$42,736.10
Design	10.00%	\$59,770.76
08 MYr Inflation Fct	9.93%	\$75,466.54
<b>Total Soft Cost</b>		<b>\$237,744.16</b>
<b>Total Project</b>		<b>\$835,451.81</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.29%</b>	<b>\$16,720.08</b>
Site Development		\$16,720.08
<b>03 Concrete</b>	<b>1.04%</b>	<b>\$13,524.00</b>
Stair Construction		\$13,524.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.12%</b>	<b>\$40,532.66</b>
Roof Construction		\$25,520.95
Roof Coverings		\$15,011.72
<b>08 Doors &amp; Windows</b>	<b>2.96%</b>	<b>\$38,468.88</b>
Interior Doors		\$38,468.88
<b>09 Finishes</b>	<b>32.03%</b>	<b>\$415,723.86</b>
Ceiling Finishes		\$75,898.62
Floor Finishes		\$96,446.67
Partitions		\$92,912.20
Wall Finishes		\$150,466.37
<b>10 Specialties</b>	<b>0.16%</b>	<b>\$2,140.38</b>
Fittings		\$2,140.38
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$138.00</b>
Other Equipment		\$138.00
<b>13 Special Construction</b>	<b>9.59%</b>	<b>\$124,420.16</b>
Communications & Security		\$56,009.74
Sprinklers		\$68,410.42
<b>15 Mechanical</b>	<b>24.70%</b>	<b>\$320,592.40</b>
Cooling Generating Systems		\$165,342.40
Domestic Water Dist		\$74,520.00
Plumbing Fixtures		\$80,730.00
<b>16 Electrical</b>	<b>13.54%</b>	<b>\$175,676.30</b>
Electrical Service & Distribution		\$175,676.30
<b>19 FF&amp;E</b>	<b>11.56%</b>	<b>\$150,000.00</b>
Interior FF&E allowance		\$150,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,297,936.72</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,138.65
Force Protection	9.00%	\$129,138.21
General Conditions	10.00%	\$129,793.67
<b>Total Additional Hard Cost</b>		<b>\$266,070.54</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$156,400.73
SIOH Conus	6.50%	\$111,826.52

Design	10.00%	\$156,400.73
08 MYr Inflation Fct	9.93%	\$197,471.48
<b>Total Soft Cost</b>		<b>\$622,099.45</b>
<b>Total Project Cost for Renovation</b>		<b>\$2,186,106.71</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.98%</b>	<b>\$89,158.12</b>
Parking Lots		\$23,073.60
Site Earthwork		\$66,084.52
<b>03 Concrete</b>	<b>16.62%</b>	<b>\$372,032.73</b>
Floor Construction		\$218,576.73
Slab on Grade		\$48,898.00
Stair Construction		\$6,762.00
Standard Foundations		\$97,796.00
<b>04 Masonry</b>	<b>5.71%</b>	<b>\$127,721.05</b>
Exterior Walls		\$127,721.05
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.90%</b>	<b>\$176,877.63</b>
Roof Construction		\$56,457.90
Roof Coverings		\$120,419.73
<b>08 Doors &amp; Windows</b>	<b>7.75%</b>	<b>\$173,389.64</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$125,120.00
Interior Doors		\$39,230.64
<b>09 Finishes</b>	<b>15.02%</b>	<b>\$336,189.96</b>
Ceiling Finishes		\$54,576.13
Floor Finishes		\$95,594.14
Partitions		\$98,730.46
Wall Finishes		\$87,289.23
<b>10 Specialties</b>	<b>0.06%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>4.32%</b>	<b>\$96,600.00</b>
Other Equipment		\$96,600.00
<b>13 Special Construction</b>	<b>5.26%</b>	<b>\$117,746.38</b>
Communications & Security		\$53,005.43
Sprinklers		\$64,740.95
<b>15 Mechanical</b>	<b>19.00%</b>	<b>\$425,343.60</b>
Cooling Generating Systems		\$156,473.60
Domestic Water Dist		\$74,520.00
Plumbing Fixtures		\$194,350.00
<b>16 Electrical</b>	<b>7.68%</b>	<b>\$171,925.00</b>
Electrical Service & Distribution		\$169,905.60
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>6.70%</b>	<b>\$150,000.00</b>
Interior FF&E allowance		\$150,000.00
Total Raw Cost	100.00%	\$2,238,371.47

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$12,311.04

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$223,837.15
<b>Total Additional Hard Cost</b>		<b>\$236,148.19</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$123,725.98
SIOH Conus	6.50%	\$168,885.97
Design	10.00%	\$247,451.97
08 MYr Inflation Fct	9.93%	\$299,348.15
<b>Total Soft Cost</b>		<b>\$839,412.07</b>
<b>Total Project Cost for Replacement</b>		<b>\$3,313,931.73</b>

**INSERT BUILDING 850 FLOOR PLANS HERE**



Building 851, Condon Road, Ft. Sill, OK

## Building 0851

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Building 851 was constructed in 1963. The 14,710 square foot facility contains 16 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 16 family suites and 8 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,550,395.00
Replacement Cost	\$2,461,870.00
Renovation to Replacement Cost Ratio	62.98%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 851 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	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	16
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	16
13.Renovated to Standard	8
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	8

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All are in good condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. No clear failures can be seen from perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition. The gutters and downspouts are leaking.
- Recommendation: Replace the gutters and downspouts

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior, Insulation Finishing System (EIFS), walls over the original building substrate are in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a built-up roof system with exterior gutters and downspouts. The roof covering and gutter system are in fair condition.
- Recommendation: Replace built-up roof.

### **Interior Construction**

#### **Partitions**

- Analysis: The interior partitions are in good condition.
- Recommendation: Repair the walls as needed.

#### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

#### **Fittings**

- Analysis: The electronic locks in the wood doors are in good condition.
- Recommendation: No corrective action required.

### **Stairs**

#### **Stair Construction**

- Analysis: The interior stairs are concrete at the main entrances and there are wood stairs to the break room. The stairs are in good condition.
- Recommendation: No corrective action required.

### **Interior Finishes**

#### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.
- Recommendation: Repaint the walls and replace the ceramic tile.

#### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile are in fair condition.
- Recommendation: Replace carpet, sheet vinyl flooring and ceramic tile.

#### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.
- Recommendation: Repaint the ceilings.

### **Plumbing**

#### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.

- Recommendation: Install bathtubs.

#### **Domestic Water Distribution**

- Analysis: This unit has one 37-gallon Rheem hot water heater. The hot water heater, supply and waste piping are in fair condition.
- Recommendation: Replace the hot water heater and the supply and waste piping.

#### **HVAC**

##### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

#### **Fire Protection**

##### **Sprinklers**

- Analysis: There is no sprinkler system installed nor a fire extinguisher system at the kitchen stoves.
- Recommendation: Install a CO2 system at each stove.

#### **Electrical**

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

- Analysis: The building currently has a Federal Pacific 400 amp and an ITE 400 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and the associated wiring in the building.

##### **Communications and Security**

- Analysis: Fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciator system.

#### **Equipment**

##### **Other Equipment**

- Analysis: All other installed equipment is in good condition.
- Recommendation: No corrective action required.

#### **Site Preparation**

##### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

#### **Site Improvements**

##### **Parking Lots**

- Analysis: The parking stalls are shared with other buildings. The asphalt and sidewalks are in fair condition.

- Recommendation: Replace the asphalt parking and concrete sidewalks.

### **Site Electrical Utilities**

#### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 16 family suites and 8 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>3.25%</b>	<b>\$13,586.03</b>
Parking: AC Pavement Damaged or Failing		\$12,541.44
Walks: Concrete Walk Damaged or Failing		\$1,044.59
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.38%</b>	<b>\$26,656.95</b>
Built-up Roof: Beyond Useful Life		\$26,656.95
<b>09 Finishes</b>	<b>31.79%</b>	<b>\$132,895.84</b>
Carpet: Beyond Useful Life		\$18,939.71
Floor Tile: Damaged or Failing		\$7,372.51
Interior ceilings: Paint Failing		\$5,812.30
Sheet Vinyl: Damaged or Failing		\$3,918.72
VCT: Damaged or Failing		\$3,877.59
Vinyl Wall Covering: Beyond expected useful life		\$8,496.93
Vinyl Wall Covering: Damaged or Failing		\$68,913.89
Wall Tile: Damaged or Failing		\$15,564.19
<b>13 Special Construction</b>	<b>7.17%</b>	<b>\$29,976.82</b>
CO2 System: Missing or Inadequate		\$18,473.60
Fire Alarm System: Missing or Inadequate		\$11,503.22
<b>15 Mechanical</b>	<b>16.80%</b>	<b>\$70,242.35</b>
Pipe, Copper: Damaged or failing		\$31,239.28
Sewage System: Beyond expected useful life		\$14,990.89
Tub: Beyond expected useful life		\$23,326.78
Water heater: Beyond expected useful life		\$685.40
<b>16 Electrical</b>	<b>15.47%</b>	<b>\$64,647.23</b>
Branch Circuits: Beyond Expected Useful Life		\$42,461.43
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$16,021.80
<b>19 FF&amp;E</b>	<b>19.14%</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>\$418,005.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,299.03
Force Protection	9.00%	\$41,589.41
General Conditions	10.00%	\$41,800.50
<b>Total Additional Hard Cost</b>		<b>\$85,688.94</b>

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

Parameter Name	Percent	Amount
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Contingency	10.00%	\$50,369.39
SIOH Conus	6.50%	\$36,014.12
Design	10.00%	\$50,369.39
08 MYr Inflation Fct	9.93%	\$63,596.37
<b>Total Soft Cost</b>		<b>\$200,349.27</b>
<b>Total Project</b>		<b>\$704,043.21</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>1.48%</b>	<b>\$13,586.10</b>
Site Development		\$13,586.10
<b>03 Concrete</b>	<b>0.73%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.50%</b>	<b>\$32,253.97</b>
Roof Construction		\$17,488.77
Roof Coverings		\$14,765.19
<b>08 Doors &amp; Windows</b>	<b>3.06%</b>	<b>\$28,185.12</b>
Interior Doors		\$28,185.12
<b>09 Finishes</b>	<b>32.11%</b>	<b>\$295,585.80</b>
Ceiling Finishes		\$53,972.35
Floor Finishes		\$73,878.87
Partitions		\$63,670.06
Wall Finishes		\$104,064.51
<b>10 Specialties</b>	<b>0.19%</b>	<b>\$1,712.30</b>
Fittings		\$1,712.30
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$73.60</b>
Other Equipment		\$73.60
<b>13 Special Construction</b>	<b>8.85%</b>	<b>\$81,469.86</b>
Communications & Security		\$36,674.97
Sprinklers		\$44,794.89
<b>15 Mechanical</b>	<b>24.53%</b>	<b>\$225,841.60</b>
Cooling Generating Systems		\$108,265.60
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$64,584.00
<b>16 Electrical</b>	<b>12.50%</b>	<b>\$115,032.20</b>
Electrical Service & Distribution		\$115,032.20
<b>19 FF&amp;E</b>	<b>13.04%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$920,502.55</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$5,062.76
Force Protection	9.00%	\$91,585.40
General Conditions	10.00%	\$92,050.26
<b>Total Additional Hard Cost</b>		<b>\$188,698.42</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$110,920.10
SIOH Conus	6.50%	\$79,307.87

Design	10.00%	\$110,920.10
08 MYr Inflation Fct	9.93%	\$140,047.66
<b>Total Soft Cost</b>		<b>\$441,195.72</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,550,396.70</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.97%</b>	<b>\$66,041.05</b>
Parking Lots		\$18,878.40
Site Earthwork		\$47,162.65
<b>03 Concrete</b>	<b>16.08%</b>	<b>\$267,450.38</b>
Floor Construction		\$156,042.98
Slab on Grade		\$34,881.80
Stair Construction		\$6,762.00
Standard Foundations		\$69,763.60
<b>04 Masonry</b>	<b>5.90%</b>	<b>\$98,097.54</b>
Exterior Walls		\$98,097.54
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.58%</b>	<b>\$125,973.81</b>
Roof Construction		\$39,879.99
Roof Coverings		\$86,093.82
<b>08 Doors &amp; Windows</b>	<b>8.50%</b>	<b>\$141,406.76</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$103,040.00
Interior Doors		\$29,327.76
<b>09 Finishes</b>	<b>14.43%</b>	<b>\$239,892.60</b>
Ceiling Finishes		\$38,390.88
Floor Finishes		\$73,821.76
Partitions		\$68,993.16
Wall Finishes		\$58,686.80
<b>10 Specialties</b>	<b>0.08%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.10%</b>	<b>\$51,520.00</b>
Other Equipment		\$51,520.00
<b>13 Special Construction</b>	<b>5.05%</b>	<b>\$83,995.37</b>
Communications & Security		\$37,811.87
Sprinklers		\$46,183.50
<b>15 Mechanical</b>	<b>20.62%</b>	<b>\$342,817.76</b>
Cooling Generating Systems		\$111,621.76
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$178,204.00
<b>16 Electrical</b>	<b>7.47%</b>	<b>\$124,269.92</b>
Electrical Service & Distribution		\$122,250.52
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.22%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,662,852.55</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,145.69

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$166,285.26
<b>Total Additional Hard Cost</b>		<b>\$175,430.94</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$91,914.17
SIOH Conus	6.50%	\$125,462.85
Design	10.00%	\$183,828.35
08 MYr Inflation Fct	9.93%	\$222,381.25
<b>Total Soft Cost</b>		<b>\$623,586.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,461,870.12</b>

**INSERT BUILDING 851 FLOOR PLANS HERE**



Building 852, Condon Road, Ft. Sill, OK

## Building 0852

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Building 852 was constructed in 1963. The 13,098 square foot facility contains 14 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 14 family suites and 7 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,368,335.00
Replacement Cost	\$2,198,240.00
Renovation to Replacement Cost Ratio	62.65%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 852 is not recommended.

## Attributes

01.Number of Units Constructed	14
02.Number of Units Used	14
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	14
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	14
13.Renovated to Standard	7
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	14
16.Delta renovation	7

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All goods are in good condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. There are no clear failures that can be seen from the perimeter. The foundation is in good condition.

- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition. The gutters and downspouts are in fair condition.
- Recommendation: Install new gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior Insulation Finish System (EIFS) that is over the original building substrate walls are in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.

- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a built-up roof with exterior gutters and downspouts. The roof covering is in fair condition.

- Recommendation: Replace the built-up roof.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are in good condition.
- Recommendation: Replace wall tile where it is needed.

### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.

- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The electronic locks in the wood doors are in good condition.

- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: Interior stairs are concrete at the main entrances and wood stairs to the break room. Stairs are in good condition.

- Recommendation: Replace the wooden stairs.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.

- Recommendation: Repaint the walls and replace the ceramic tile.

### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile is in fair condition.

- Recommendation: Replace the carpet, sheet vinyl flooring and ceramic tile.

### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.

- Recommendation: Repaint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.
- Recommendation: Install bathtubs.

### **Domestic Water Distribution**

- Analysis: This unit has one 37-gallon Rheem hot water heater. The hot water heater and supply and waste piping are in fair condition.
- Recommendation: Replace the hot water heater and supply and waste piping.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system installed or firesuppression system at the stoves.
- Recommendation: Install a fire suppression system at each stove.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Building currently has a Federal Pacific 400 amp service and a Siemens 400 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and all other associated wiring in the building.

### **Communications and Security**

- Analysis: The fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciators system.

## **Equipment**

### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking stalls are shared with other buildings. The asphalt and sidewalks are in fair condition.
- Recommendation: Replace the asphalt parking and concrete sidewalks.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 14 family suites and 7 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>3.45%</b>	<b>\$12,541.44</b>
Parking: AC Pavement Damaged or Failing		\$12,541.44
<b>03 Concrete</b>	<b>1.73%</b>	<b>\$6,282.41</b>
Concrete Stairs - Damaged or Failing		\$6,282.41
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.54%</b>	<b>\$23,751.63</b>
Built-up Roof: Beyond Useful Life		\$23,751.63
<b>09 Finishes</b>	<b>31.80%</b>	<b>\$115,517.05</b>
Carpet: Beyond Useful Life		\$16,602.92
Floor Tile: Damaged or Failing		\$6,450.95
Interior ceilings: Paint Failing		\$5,137.06
Sheet Vinyl: Damaged or Failing		\$3,429.39
VCT: Damaged or Failing		\$3,635.92
Vinyl Wall Covering: Beyond expected useful life		\$6,369.07
Vinyl Wall Covering: Damaged or Failing		\$60,273.07
Wall Tile: Damaged or Failing		\$13,618.67
<b>13 Special Construction</b>	<b>6.84%</b>	<b>\$24,857.89</b>
CO2 System: Missing or Inadequate		\$16,164.40
Fire Alarm System: Missing or Inadequate		\$8,693.49
<b>15 Mechanical</b>	<b>15.43%</b>	<b>\$56,034.08</b>
Pipe, Copper: Damaged or failing		\$23,608.00
Sewage System: Beyond expected useful life		\$11,329.74
Tub: Beyond expected useful life		\$20,410.94
Water heater: Beyond expected useful life		\$685.40
<b>16 Electrical</b>	<b>14.94%</b>	<b>\$54,275.32</b>
Branch Circuits: Beyond Expected Useful Life		\$32,089.52
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$16,021.80
<b>19 FF&amp;E</b>	<b>19.27%</b>	<b>\$70,000.00</b>
Hard and soft goods: Beyond expected useful life		\$70,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$363,260.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,997.93
Force Protection	9.00%	\$36,142.55
General Conditions	10.00%	\$36,326.00
<b>Total Additional Hard Cost</b>		<b>\$74,466.48</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$43,772.65
SIOH Conus	6.50%	\$31,297.44
Design	10.00%	\$43,772.65
08 MYr Inflation Fct	9.93%	\$55,267.32
<b>Total Soft Cost</b>		<b>\$174,110.06</b>
<b>Total Project</b>		<b>\$611,836.55</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.54%</b>	<b>\$12,540.98</b>
Site Development		\$12,540.98
<b>03 Concrete</b>	<b>0.83%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.51%</b>	<b>\$28,512.32</b>
Roof Construction		\$15,302.68
Roof Coverings		\$13,209.64
<b>08 Doors &amp; Windows</b>	<b>3.09%</b>	<b>\$25,138.08</b>
Interior Doors		\$25,138.08
<b>09 Finishes</b>	<b>31.84%</b>	<b>\$258,643.83</b>
Ceiling Finishes		\$47,225.81
Floor Finishes		\$64,650.27
Partitions		\$55,711.31
Wall Finishes		\$91,056.45
<b>10 Specialties</b>	<b>0.18%</b>	<b>\$1,498.27</b>
Fittings		\$1,498.27
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$64.40</b>
Other Equipment		\$64.40
<b>13 Special Construction</b>	<b>8.93%</b>	<b>\$72,541.96</b>
Communications & Security		\$32,655.93
Sprinklers		\$39,886.03
<b>15 Mechanical</b>	<b>24.53%</b>	<b>\$199,280.28</b>
Cooling Generating Systems		\$96,401.28
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$56,511.00
<b>16 Electrical</b>	<b>12.61%</b>	<b>\$102,426.36</b>
Electrical Service & Distribution		\$102,426.36
<b>19 FF&amp;E</b>	<b>12.92%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$812,408.48</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,468.25
Force Protection	9.00%	\$80,830.58
General Conditions	10.00%	\$81,240.85
<b>Total Additional Hard Cost</b>		<b>\$166,539.68</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$97,894.82
SIOH Conus	6.50%	\$69,994.79

Design	10.00%	\$97,894.82
08 MYr Inflation Fct	9.93%	\$123,601.95
<b>Total Soft Cost</b>		<b>\$389,386.37</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,368,334.52</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.93%</b>	<b>\$58,410.34</b>
Parking Lots		\$16,780.80
Site Earthwork		\$41,629.54
<b>03 Concrete</b>	<b>15.93%</b>	<b>\$236,589.56</b>
Floor Construction		\$137,477.96
Slab on Grade		\$30,783.20
Stair Construction		\$6,762.00
Standard Foundations		\$61,566.40
<b>04 Masonry</b>	<b>6.02%</b>	<b>\$89,356.17</b>
Exterior Walls		\$89,356.17
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.49%</b>	<b>\$111,251.75</b>
Roof Construction		\$35,197.64
Roof Coverings		\$76,054.11
<b>08 Doors &amp; Windows</b>	<b>8.57%</b>	<b>\$127,319.72</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$92,000.00
Interior Doors		\$26,280.72
<b>09 Finishes</b>	<b>14.21%</b>	<b>\$210,924.90</b>
Ceiling Finishes		\$33,687.59
Floor Finishes		\$64,824.95
Partitions		\$60,899.35
Wall Finishes		\$51,513.01
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.04%</b>	<b>\$45,080.00</b>
Other Equipment		\$45,080.00
<b>13 Special Construction</b>	<b>4.99%</b>	<b>\$74,125.95</b>
Communications & Security		\$33,368.99
Sprinklers		\$40,756.96
<b>15 Mechanical</b>	<b>21.22%</b>	<b>\$315,005.24</b>
Cooling Generating Systems		\$98,506.24
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$170,131.00
<b>16 Electrical</b>	<b>7.43%</b>	<b>\$110,334.68</b>
Electrical Service & Distribution		\$108,315.28
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.07%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,484,785.67</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,166.32

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$148,478.57
<b>Total Additional Hard Cost</b>		<b>\$156,644.89</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$82,071.53
SIOH Conus	6.50%	\$112,027.64
Design	10.00%	\$164,143.06
08 MYr Inflation Fct	9.93%	\$198,567.51
<b>Total Soft Cost</b>		<b>\$556,809.73</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,198,240.29</b>

**INSERT BUILDING 852 FLOOR PLANS HERE**



*Building 853, Condon Road, Ft. Sill, OK*

## **Building 0853**

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Building 853 was constructed in 1963. The 13,098 square foot facility contains 14 family suites with a full kitchen.

### **Significant Assumptions**

The replacement and renovation cost models are based on 14 family suites and 7 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### **Cost Analysis**

Renovation Cost	\$1,368,335.00
Replacement Cost	\$2,198,240.00
Renovation to Replacement Cost Ratio	62.65%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 853 is not recommended.

### **Attributes**

01.Number of Units Constructed	14
02.Number of Units Used	14
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	14
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	14
13.Renovated to Standard	7
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	14
16.Delta renovation	7

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All goods are in fair condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. There are no clear failures that can be seen from the perimeter. The foundation is in good condition.

- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition. The gutters and downspouts are in fair condition.
- Recommendation: Install new gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior Insulation Finish System (EIFS) that is over the original building substrate walls are in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.

- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a built-up roof with exterior gutters and downspouts. The roof covering is in fair condition.

- Recommendation: Replace the built-up roof.

## **Interior Construction**

### **Partitions**

- Analysis: The interior partitions are in good condition.
- Recommendation: Replace tile where it is needed.

### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.

- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The electronic locks in the wood doors are in good condition.

- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The interior stairs are concrete at the main entrances and wood stairs lead to break room. The stairs are in good condition.

- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.

- Recommendation: Repaint the walls and replace the ceramic tile.

### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile is in fair condition.

- Recommendation: Replace the carpet, sheet vinyl flooring and ceramic tile.

### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.

- Recommendation: Repaint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.
- Recommendation: Install bathtubs.

### **Domestic Water Distribution**

- Analysis: This unit has one 37-gallon Rheem hot water heater. The hot water heater and supply and waste piping are in fair condition.
- Recommendation: Replace the hot water heater and supply and waste piping.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system installed or fire suppression system at the stoves.
- Recommendation: Install a fire suppression system at each stove.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The building currently has a Federal Pacific 400 amp service and a Siemens 400 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and all other associated wiring in the building.

### **Communications and Security**

- Analysis: Fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciator system.

## **Equipment**

### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking stalls are shared with other buildings. The asphalt and sidewalks are in fair condition.

- Recommendation: Replace the asphalt parking and the concrete sidewalks.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 14 family suites and 7 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>3.50%</b>	<b>\$12,541.44</b>
Parking: AC Pavement Damaged or Failing		\$12,541.44
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.64%</b>	<b>\$23,751.63</b>
Built-up Roof: Beyond Useful Life		\$23,751.63
<b>09 Finishes</b>	<b>32.28%</b>	<b>\$115,517.05</b>
Carpet: Beyond Useful Life		\$16,602.92
Floor Tile: Damaged or Failing		\$6,450.95
Interior ceilings: Paint Failing		\$5,137.06
Sheet Vinyl: Damaged or Failing		\$3,429.39
VCT: Damaged or Failing		\$3,635.92
Vinyl Wall Covering: Beyond expected useful life		\$6,369.07
Vinyl Wall Covering: Damaged or Failing		\$60,273.07
Wall Tile: Damaged or Failing		\$13,618.67
<b>13 Special Construction</b>	<b>6.95%</b>	<b>\$24,857.89</b>
CO2 System: Missing or Inadequate		\$16,164.40
Fire Alarm System: Missing or Inadequate		\$8,693.49
<b>15 Mechanical</b>	<b>15.47%</b>	<b>\$55,348.68</b>
Pipe, Copper: Damaged or failing		\$23,608.00
Sewage System: Beyond expected useful life		\$11,329.74
Tub: Beyond expected useful life		\$20,410.94
<b>16 Electrical</b>	<b>15.61%</b>	<b>\$55,877.50</b>
Branch Circuits: Beyond Expected Useful Life		\$32,089.52
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$17,623.98
<b>19 FF&amp;E</b>	<b>19.56%</b>	<b>\$70,000.00</b>
Hard and soft goods: Beyond expected useful life		\$70,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$357,894.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,968.42
Force Protection	9.00%	\$35,608.66
General Conditions	10.00%	\$35,789.40
<b>Total Additional Hard Cost</b>		<b>\$73,366.48</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$43,126.05
SIOH Conus	6.50%	\$30,835.12

Design	10.00%	\$43,126.05
08 MYr Inflation Fct	9.93%	\$54,450.93
<b>Total Soft Cost</b>		<b>\$171,538.15</b>
<b>Total Project</b>		<b>\$602,798.63</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.54%</b>	<b>\$12,540.98</b>
Site Development		\$12,540.98
<b>03 Concrete</b>	<b>0.83%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.51%</b>	<b>\$28,512.32</b>
Roof Construction		\$15,302.68
Roof Coverings		\$13,209.64
<b>08 Doors &amp; Windows</b>	<b>3.09%</b>	<b>\$25,138.08</b>
Interior Doors		\$25,138.08
<b>09 Finishes</b>	<b>31.84%</b>	<b>\$258,643.83</b>
Ceiling Finishes		\$47,225.81
Floor Finishes		\$64,650.27
Partitions		\$55,711.31
Wall Finishes		\$91,056.45
<b>10 Specialties</b>	<b>0.18%</b>	<b>\$1,498.27</b>
Fittings		\$1,498.27
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$64.40</b>
Other Equipment		\$64.40
<b>13 Special Construction</b>	<b>8.93%</b>	<b>\$72,541.96</b>
Communications & Security		\$32,655.93
Sprinklers		\$39,886.03
<b>15 Mechanical</b>	<b>24.53%</b>	<b>\$199,280.28</b>
Cooling Generating Systems		\$96,401.28
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$56,511.00
<b>16 Electrical</b>	<b>12.61%</b>	<b>\$102,426.36</b>
Electrical Service & Distribution		\$102,426.36
<b>19 FF&amp;E</b>	<b>12.92%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$812,408.48</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,468.25
Force Protection	9.00%	\$80,830.58
General Conditions	10.00%	\$81,240.85
<b>Total Additional Hard Cost</b>		<b>\$166,539.68</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$97,894.82
SIOH Conus	6.50%	\$69,994.79

Design	10.00%	\$97,894.82
08 MYr Inflation Fct	9.93%	\$123,601.95
<b>Total Soft Cost</b>		<b>\$389,386.37</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,368,334.52</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.93%</b>	<b>\$58,410.34</b>
Parking Lots		\$16,780.80
Site Earthwork		\$41,629.54
<b>03 Concrete</b>	<b>15.93%</b>	<b>\$236,589.56</b>
Floor Construction		\$137,477.96
Slab on Grade		\$30,783.20
Stair Construction		\$6,762.00
Standard Foundations		\$61,566.40
<b>04 Masonry</b>	<b>6.02%</b>	<b>\$89,356.17</b>
Exterior Walls		\$89,356.17
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.49%</b>	<b>\$111,251.75</b>
Roof Construction		\$35,197.64
Roof Coverings		\$76,054.11
<b>08 Doors &amp; Windows</b>	<b>8.57%</b>	<b>\$127,319.72</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$92,000.00
Interior Doors		\$26,280.72
<b>09 Finishes</b>	<b>14.21%</b>	<b>\$210,924.90</b>
Ceiling Finishes		\$33,687.59
Floor Finishes		\$64,824.95
Partitions		\$60,899.35
Wall Finishes		\$51,513.01
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.04%</b>	<b>\$45,080.00</b>
Other Equipment		\$45,080.00
<b>13 Special Construction</b>	<b>4.99%</b>	<b>\$74,125.95</b>
Communications & Security		\$33,368.99
Sprinklers		\$40,756.96
<b>15 Mechanical</b>	<b>21.22%</b>	<b>\$315,005.24</b>
Cooling Generating Systems		\$98,506.24
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$170,131.00
<b>16 Electrical</b>	<b>7.43%</b>	<b>\$110,334.68</b>
Electrical Service & Distribution		\$108,315.28
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.07%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,484,785.67</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,166.32

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$148,478.57
<b>Total Additional Hard Cost</b>		<b>\$156,644.89</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$82,071.53
SIOH Conus	6.50%	\$112,027.64
Design	10.00%	\$164,143.06
08 MYr Inflation Fct	9.93%	\$198,567.51
<b>Total Soft Cost</b>		<b>\$556,809.73</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,198,240.29</b>

**INSERT BUILDING 853 FLOOR PLANS HERE**



Building 854, Condon Road, Ft. Sill, OK

## Building 0854

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Building 854 was constructed in 1963. The 11,117 square foot facility contains 14 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 14 family suites and 7 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,368,335.00
Replacement Cost	\$2,198,240.00
Renovation to Replacement Cost Ratio	62.65%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 854 is not recommended.

## Attributes

01.Number of Units Constructed	14
02.Number of Units Used	14
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	14
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	14
13.Renovated to Standard	7
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	14
16.Delta renovation	7

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All are in good condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. There is no clear failures that can be seen from the perimeter. The foundation is in good condition.

- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition. The gutters and downspouts are in fair condition.
- Recommendation: Install new gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior Insulation Finish System (EIFS) that is over the original building substrate walls is in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in fair condition.

- Recommendation: Replace exterior steel door.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a built-up roof with exterior gutters and downspouts. The roof covering is in fair condition.

- Recommendation: Replace the built-up roof.

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.

- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The electronic locks in the wood doors are in good condition.

- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The interior stairs are concrete at the main entrances and wood stairs lead to the break room. Stairs are in good condition.

- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.

- Recommendation: Repaint the walls and replace the ceramic tile.

### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile is in good condition.

- Recommendation: Replace the carpet, sheet vinyl flooring and ceramic tile.

### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.

- Recommendation: Repaint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.
- Recommendation: Install bathtubs.

### **Domestic Water Distribution**

- Analysis: This unit has one 37-gallon Rheem hot water heater. The hot water heater and supply and waste piping are in fair condition.
- Recommendation: Replace the hot water heater and supply and waste piping.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system installed or firesuppression system at the stoves.
- Recommendation: Install a fire suppression system at each stove.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: The building currently has a Federal Pacific 400 amp service and a Siemens 400 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and all other associated wiring in the building.

### **Communications and Security**

- Analysis: The fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciator system.

## **Equipment**

### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking stalls are shared with other buildings. The asphalt and sidewalks are in fair condition.
- Recommendation: Replace the asphalt parking and concrete sidewalks.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 14 family suites and 7 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>3.49%</b>	<b>\$12,541.44</b>
Parking: AC Pavement Damaged or Failing		\$12,541.44
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.56%</b>	<b>\$23,576.72</b>
Built-up Roof: Beyond Useful Life		\$23,576.72
<b>08 Doors &amp; Windows</b>	<b>0.59%</b>	<b>\$2,126.19</b>
Exterior Steel Door - Damaged or Failing		\$2,126.19
<b>09 Finishes</b>	<b>32.04%</b>	<b>\$115,174.26</b>
Carpet: Beyond Useful Life		\$16,260.13
Floor Tile: Damaged or Failing		\$6,450.95
Interior ceilings: Paint Failing		\$5,137.06
Sheet Vinyl: Damaged or Failing		\$3,429.39
VCT: Damaged or Failing		\$3,635.92
Vinyl Wall Covering: Beyond expected useful life		\$6,369.07
Vinyl Wall Covering: Damaged or Failing		\$60,273.07
Wall Tile: Damaged or Failing		\$13,618.67
<b>13 Special Construction</b>	<b>6.91%</b>	<b>\$24,857.89</b>
CO2 System: Missing or Inadequate		\$16,164.40
Fire Alarm System: Missing or Inadequate		\$8,693.49
<b>15 Mechanical</b>	<b>15.40%</b>	<b>\$55,348.68</b>
Pipe, Copper: Damaged or failing		\$23,608.00
Sewage System: Beyond expected useful life		\$11,329.74
Tub: Beyond expected useful life		\$20,410.94
<b>16 Electrical</b>	<b>15.54%</b>	<b>\$55,877.50</b>
Branch Circuits: Beyond Expected Useful Life		\$32,089.52
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$17,623.98
<b>19 FF&amp;E</b>	<b>19.47%</b>	<b>\$70,000.00</b>
Hard and soft goods: Beyond expected useful life		\$70,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$359,503.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,977.27
Force Protection	9.00%	\$35,768.75
General Conditions	10.00%	\$35,950.30
<b>Total Additional Hard Cost</b>		<b>\$73,696.32</b>

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

Parameter Name	Percent	Amount
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Contingency	10.00%	\$43,319.93
SIOH Conus	6.50%	\$30,973.75
Design	10.00%	\$43,319.93
08 MYr Inflation Fct	9.93%	\$54,695.72
<b>Total Soft Cost</b>		<b>\$172,309.34</b>
<b>Total Project</b>		<b>\$605,508.66</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>1.54%</b>	<b>\$12,540.98</b>
Site Development		\$12,540.98
<b>03 Concrete</b>	<b>0.83%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.51%</b>	<b>\$28,512.32</b>
Roof Construction		\$15,302.68
Roof Coverings		\$13,209.64
<b>08 Doors &amp; Windows</b>	<b>3.09%</b>	<b>\$25,138.08</b>
Interior Doors		\$25,138.08
<b>09 Finishes</b>	<b>31.84%</b>	<b>\$258,643.83</b>
Ceiling Finishes		\$47,225.81
Floor Finishes		\$64,650.27
Partitions		\$55,711.31
Wall Finishes		\$91,056.45
<b>10 Specialties</b>	<b>0.18%</b>	<b>\$1,498.27</b>
Fittings		\$1,498.27
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$64.40</b>
Other Equipment		\$64.40
<b>13 Special Construction</b>	<b>8.93%</b>	<b>\$72,541.96</b>
Communications & Security		\$32,655.93
Sprinklers		\$39,886.03
<b>15 Mechanical</b>	<b>24.53%</b>	<b>\$199,280.28</b>
Cooling Generating Systems		\$96,401.28
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$56,511.00
<b>16 Electrical</b>	<b>12.61%</b>	<b>\$102,426.36</b>
Electrical Service & Distribution		\$102,426.36
<b>19 FF&amp;E</b>	<b>12.92%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$812,408.48</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$4,468.25
Force Protection	9.00%	\$80,830.58
General Conditions	10.00%	\$81,240.85
<b>Total Additional Hard Cost</b>		<b>\$166,539.68</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$97,894.82
SIOH Conus	6.50%	\$69,994.79

Design	10.00%	\$97,894.82
08 MYr Inflation Fct	9.93%	\$123,601.95
<b>Total Soft Cost</b>		<b>\$389,386.37</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,368,334.52</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.93%</b>	<b>\$58,410.34</b>
Parking Lots		\$16,780.80
Site Earthwork		\$41,629.54
<b>03 Concrete</b>	<b>15.93%</b>	<b>\$236,589.56</b>
Floor Construction		\$137,477.96
Slab on Grade		\$30,783.20
Stair Construction		\$6,762.00
Standard Foundations		\$61,566.40
<b>04 Masonry</b>	<b>6.02%</b>	<b>\$89,356.17</b>
Exterior Walls		\$89,356.17
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.49%</b>	<b>\$111,251.75</b>
Roof Construction		\$35,197.64
Roof Coverings		\$76,054.11
<b>08 Doors &amp; Windows</b>	<b>8.57%</b>	<b>\$127,319.72</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$92,000.00
Interior Doors		\$26,280.72
<b>09 Finishes</b>	<b>14.21%</b>	<b>\$210,924.90</b>
Ceiling Finishes		\$33,687.59
Floor Finishes		\$64,824.95
Partitions		\$60,899.35
Wall Finishes		\$51,513.01
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.04%</b>	<b>\$45,080.00</b>
Other Equipment		\$45,080.00
<b>13 Special Construction</b>	<b>4.99%</b>	<b>\$74,125.95</b>
Communications & Security		\$33,368.99
Sprinklers		\$40,756.96
<b>15 Mechanical</b>	<b>21.22%</b>	<b>\$315,005.24</b>
Cooling Generating Systems		\$98,506.24
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$170,131.00
<b>16 Electrical</b>	<b>7.43%</b>	<b>\$110,334.68</b>
Electrical Service & Distribution		\$108,315.28
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.07%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,484,785.67</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,166.32

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$148,478.57
<b>Total Additional Hard Cost</b>		<b>\$156,644.89</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$82,071.53
SIOH Conus	6.50%	\$112,027.64
Design	10.00%	\$164,143.06
08 MYr Inflation Fct	9.93%	\$198,567.51
<b>Total Soft Cost</b>		<b>\$556,809.73</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,198,240.29</b>

**INSERT BUILDING 854 FLOOR PLANS HERE**



Building 5670, Condon Road, Ft. Sill, OK

## Building 5670

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Building 5670 was constructed in 1963. The 14,710 square foot facility contains 16 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 16 family suites and 8 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,561,960.00
Replacement Cost	\$2,461,870.00
Renovation to Replacement Cost Ratio	63.45%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5670 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	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	16
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	16
13.Renovated to Standard	8
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	8

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All are in good condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. There are no clear failures that can be seen from the perimeter. The foundation is in good condition.

- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.

- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition.

- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior Insulation Finish System (EIFS) that is over the walls of the original building substrate are in fair condition.

- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.

- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a EPDM roof with exterior gutters and downspouts. The roof covering is in fair condition.
- Recommendation: Replace the EPDM roof.

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the the interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The electronic locks in the wood door are in good condition.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The interior stairs are concrete at the main entrances and wood stairs lead to break room. The stairs are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.
- Recommendation: Repaint the walls and replace ceramic tile.

### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile is in good condition.
- Recommendation: Replace the carpet, sheet vinyl flooring and ceramic tile.

### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.
- Recommendation: Repaint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.

- Recommendation: Install bathtubs.

#### **Domestic Water Distribution**

- Analysis: This unit has one 119-gallon Bradford White electric water heater. The supply and waste piping are in fair condition.
- Recommendation: Replace the supply and waste piping.

#### **HVAC**

##### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

#### **Fire Protection**

##### **Sprinklers**

- Analysis: There is no sprinkler system installed. The stoves do not have a fire suppression system.
- Recommendation: Install a fire suppression system.

#### **Electrical**

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

- Analysis: The building currently has a Federal Pacific 600 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and all associated wiring in the building.

##### **Communications and Security**

- Analysis: Fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciators system.

#### **Equipment**

##### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

#### **Site Preparation**

##### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

#### **Site Improvements**

##### **Parking Lots**

- Analysis: The parking stalls are shared with the other buildings. The asphalt and sidewalks are in fair condition.

- Recommendation: Replace the asphalt parking and concrete sidewalks.

### **Site Electrical Utilities**

#### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 16 family suites and 8 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>4.69%</b>	<b>\$18,812.16</b>
Parking: AC Pavement Damaged or Failing		\$18,812.16
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.65%</b>	<b>\$26,656.95</b>
Built-up Roof: Beyond Useful Life		\$26,656.95
<b>09 Finishes</b>	<b>28.66%</b>	<b>\$114,889.09</b>
Carpet: Beyond Useful Life		\$18,548.67
Floor Tile: Damaged or Failing		\$7,372.51
Interior ceilings: Paint Failing		\$4,993.76
Sheet Vinyl: Damaged or Failing		\$3,922.77
Vinyl Wall Covering: Beyond expected useful life		\$3,764.98
Vinyl Wall Covering: Damaged or Failing		\$68,913.89
Wall Tile: Damaged or Failing		\$7,372.51
<b>13 Special Construction</b>	<b>7.48%</b>	<b>\$29,976.82</b>
CO2 System: Missing or Inadequate		\$18,473.60
Fire Alarm System: Missing or Inadequate		\$11,503.22
<b>15 Mechanical</b>	<b>17.35%</b>	<b>\$69,556.95</b>
Pipe, Copper: Damaged or failing		\$31,239.28
Sewage System: Beyond expected useful life		\$14,990.89
Tub: Beyond expected useful life		\$23,326.78
<b>16 Electrical</b>	<b>15.22%</b>	<b>\$61,013.23</b>
Main service: Missing or inadequate		\$12,387.80
Pole mounted fixture: Missing or inadequate		\$6,164.00
Receptacle: Missing or inadequate		\$42,461.43
<b>19 FF&amp;E</b>	<b>19.95%</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>\$400,905.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,204.98
Force Protection	9.00%	\$39,888.04
General Conditions	10.00%	\$40,090.50
<b>Total Additional Hard Cost</b>		<b>\$82,183.52</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$48,308.85
SIOH Conus	6.50%	\$34,540.83
Design	10.00%	\$48,308.85

08 MYr Inflation Fct	9.93%	\$60,994.73
<b>Total Soft Cost</b>		<b>\$192,153.27</b>
<b>Total Project</b>		<b>\$675,241.79</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.03%</b>	<b>\$18,812.16</b>
Site Development		\$18,812.16
<b>03 Concrete</b>	<b>0.73%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.48%</b>	<b>\$32,253.97</b>
Roof Construction		\$17,488.77
Roof Coverings		\$14,765.19
<b>08 Doors &amp; Windows</b>	<b>3.04%</b>	<b>\$28,185.12</b>
Interior Doors		\$28,185.12
<b>09 Finishes</b>	<b>31.87%</b>	<b>\$295,585.80</b>
Ceiling Finishes		\$53,972.35
Floor Finishes		\$73,878.87
Partitions		\$63,670.06
Wall Finishes		\$104,064.51
<b>10 Specialties</b>	<b>0.18%</b>	<b>\$1,712.30</b>
Fittings		\$1,712.30
<b>11 Equipment</b>	<b>0.18%</b>	<b>\$1,712.30</b>
Other Equipment		\$1,712.30
<b>13 Special Construction</b>	<b>8.79%</b>	<b>\$81,469.86</b>
Communications & Security		\$36,674.97
Sprinklers		\$44,794.89
<b>15 Mechanical</b>	<b>24.35%</b>	<b>\$225,841.60</b>
Cooling Generating Systems		\$108,265.60
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$64,584.00
<b>16 Electrical</b>	<b>12.40%</b>	<b>\$115,032.20</b>
Electrical Service & Distribution		\$115,032.20
<b>19 FF&amp;E</b>	<b>12.94%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$927,367.32</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,100.52
Force Protection	9.00%	\$92,268.41
General Conditions	10.00%	\$92,736.73
<b>Total Additional Hard Cost</b>		<b>\$190,105.66</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$111,747.30
SIOH Conus	6.50%	\$79,899.32

Design	10.00%	\$111,747.30
08 MYr Inflation Fct	9.93%	\$141,092.08
<b>Total Soft Cost</b>		<b>\$444,486.00</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,561,958.98</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.97%</b>	<b>\$66,041.05</b>
Parking Lots		\$18,878.40
Site Earthwork		\$47,162.65
<b>03 Concrete</b>	<b>16.08%</b>	<b>\$267,450.38</b>
Floor Construction		\$156,042.98
Slab on Grade		\$34,881.80
Stair Construction		\$6,762.00
Standard Foundations		\$69,763.60
<b>04 Masonry</b>	<b>5.90%</b>	<b>\$98,097.54</b>
Exterior Walls		\$98,097.54
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.58%</b>	<b>\$125,973.81</b>
Roof Construction		\$39,879.99
Roof Coverings		\$86,093.82
<b>08 Doors &amp; Windows</b>	<b>8.50%</b>	<b>\$141,406.76</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$103,040.00
Interior Doors		\$29,327.76
<b>09 Finishes</b>	<b>14.43%</b>	<b>\$239,892.60</b>
Ceiling Finishes		\$38,390.88
Floor Finishes		\$73,821.76
Partitions		\$68,993.16
Wall Finishes		\$58,686.80
<b>10 Specialties</b>	<b>0.08%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.10%</b>	<b>\$51,520.00</b>
Other Equipment		\$51,520.00
<b>13 Special Construction</b>	<b>5.05%</b>	<b>\$83,995.37</b>
Communications & Security		\$37,811.87
Sprinklers		\$46,183.50
<b>15 Mechanical</b>	<b>20.62%</b>	<b>\$342,817.76</b>
Cooling Generating Systems		\$111,621.76
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$178,204.00
<b>16 Electrical</b>	<b>7.47%</b>	<b>\$124,269.92</b>
Electrical Service & Distribution		\$122,250.52
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.22%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,662,852.55</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,145.69

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$166,285.26
<b>Total Additional Hard Cost</b>		<b>\$175,430.94</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$91,914.17
SIOH Conus	6.50%	\$125,462.85
Design	10.00%	\$183,828.35
08 MYr Inflation Fct	9.93%	\$222,381.25
<b>Total Soft Cost</b>		<b>\$623,586.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,461,870.12</b>

**INSERT BUILDING 5670 FLOOR PLANS HERE**



Building 5671, Fergusson Road, Ft. Sill, OK

## Building 5671

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Building 567 was constructed in 1963. The 14,710 square foot facility contains 16 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 16 family suites and 8 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,561,960.00
Replacement Cost	\$2,461,870.00
Renovation to Replacement Cost Ratio	63.45%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5670 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	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	16
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	16
13.Renovated to Standard	8
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	8

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All of these are in good condition.
- Recommendation: Replace the soft and hard goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. There are no clear failures that can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior Insulation Finish System (EIFS) that are over the original building substrate are in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a EPDM roof with exterior gutters and downspouts. The roof covering is in fair condition.
- Recommendation: Replace the EPDM roof.

### **Interior Construction**

#### **Partitions**

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

#### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

#### **Fittings**

- Analysis: The electronic locks in wood doors are in good condition.
- Recommendation: No corrective action required.

### **Stairs**

#### **Stair Construction**

- Analysis: The interior stairs are concrete at the main entrances and wood stairs lead to break room. The stairs are in good condition.
- Recommendation: No corrective action required.

### **Interior Finishes**

#### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.
- Recommendation: Repaint the walls and replace ceramic tile.

#### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile is in fair condition.
- Recommendation: Replace the carpet, sheet vinyl flooring and ceramic tile.

#### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.
- Recommendation: Repaint the ceilings.

### **Plumbing**

#### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.

- Recommendation: Install bathtubs.

#### **Domestic Water Distribution**

- Analysis: This unit has one 119-gallon Bradford White electric water heater. The supply and waste piping are in fair condition.
- Recommendation: Replace the supply and waste piping.

#### **HVAC**

##### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

#### **Fire Protection**

##### **Sprinklers**

- Analysis: There is no sprinkler system installed. The stoves do not have a fire suppression system.
- Recommendation: Install a fire suppression system.

#### **Electrical**

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

- Analysis: The building currently has a Federal Pacific 600 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and all associated wiring in the building.

##### **Communications and Security**

- Analysis: The fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciators system.

#### **Equipment**

##### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

#### **Site Preparation**

##### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

#### **Site Improvements**

##### **Parking Lots**

- Analysis: The parking stalls are shared with the other buildings. The asphalt and sidewalks are in fair condition.

- Recommendation: Replace the asphalt parking and concrete sidewalks.

### **Site Electrical Utilities**

#### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 16 family suites and 8 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>4.69%</b>	<b>\$18,812.16</b>
Parking: AC Pavement Damaged or Failing		\$18,812.16
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.65%</b>	<b>\$26,656.95</b>
Built-up Roof: Beyond Useful Life		\$26,656.95
<b>09 Finishes</b>	<b>28.70%</b>	<b>\$115,136.34</b>
Carpet: Beyond Useful Life		\$18,548.49
Floor Tile: Damaged or Failing		\$7,372.51
Interior ceilings: Paint Failing		\$818.54
Sheet Vinyl: Damaged or Failing		\$3,918.72
Vinyl Wall Covering: Damaged or Failing		\$68,913.89
Wall Tile: Damaged or Failing		\$15,564.19
<b>13 Special Construction</b>	<b>7.47%</b>	<b>\$29,976.82</b>
CO2 System: Missing or Inadequate		\$18,473.60
Fire Alarm System: Missing or Inadequate		\$11,503.22
<b>15 Mechanical</b>	<b>17.34%</b>	<b>\$69,556.95</b>
Pipe, Copper: Damaged or failing		\$31,239.28
Sewage System: Beyond expected useful life		\$14,990.89
Tub: Beyond expected useful life		\$23,326.78
<b>16 Electrical</b>	<b>15.21%</b>	<b>\$61,013.23</b>
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$12,387.80
Receptacle: Missing or inadequate		\$42,461.43
<b>19 FF&amp;E</b>	<b>19.94%</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>\$401,152.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,206.34
Force Protection	9.00%	\$39,912.62
General Conditions	10.00%	\$40,115.20
<b>Total Additional Hard Cost</b>		<b>\$82,234.15</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$48,338.62
SIOH Conus	6.50%	\$34,562.11
Design	10.00%	\$48,338.62
08 MYr Inflation Fct	9.93%	\$61,032.31

<b>Total Soft Cost</b>	<b>\$192,271.65</b>
<b>Total Project</b>	<b>\$675,657.81</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>2.03%</b>	<b>\$18,812.16</b>
Site Development		\$18,812.16
<b>03 Concrete</b>	<b>0.73%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.48%</b>	<b>\$32,253.97</b>
Roof Construction		\$17,488.77
Roof Coverings		\$14,765.19
<b>08 Doors &amp; Windows</b>	<b>3.04%</b>	<b>\$28,185.12</b>
Interior Doors		\$28,185.12
<b>09 Finishes</b>	<b>31.87%</b>	<b>\$295,585.80</b>
Ceiling Finishes		\$53,972.35
Floor Finishes		\$73,878.87
Partitions		\$63,670.06
Wall Finishes		\$104,064.51
<b>10 Specialties</b>	<b>0.18%</b>	<b>\$1,712.30</b>
Fittings		\$1,712.30
<b>11 Equipment</b>	<b>0.18%</b>	<b>\$1,712.30</b>
Other Equipment		\$1,712.30
<b>13 Special Construction</b>	<b>8.79%</b>	<b>\$81,469.86</b>
Communications & Security		\$36,674.97
Sprinklers		\$44,794.89
<b>15 Mechanical</b>	<b>24.35%</b>	<b>\$225,841.60</b>
Cooling Generating Systems		\$108,265.60
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$64,584.00
<b>16 Electrical</b>	<b>12.40%</b>	<b>\$115,032.20</b>
Electrical Service & Distribution		\$115,032.20
<b>19 FF&amp;E</b>	<b>12.94%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$927,367.32</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$5,100.52
Force Protection	9.00%	\$92,268.41
General Conditions	10.00%	\$92,736.73
<b>Total Additional Hard Cost</b>		<b>\$190,105.66</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$111,747.30
SIOH Conus	6.50%	\$79,899.32

Design	10.00%	\$111,747.30
08 MYr Inflation Fct	9.93%	\$141,092.08
<b>Total Soft Cost</b>		<b>\$444,486.00</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,561,958.98</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.97%</b>	<b>\$66,041.05</b>
Parking Lots		\$18,878.40
Site Earthwork		\$47,162.65
<b>03 Concrete</b>	<b>16.08%</b>	<b>\$267,450.38</b>
Floor Construction		\$156,042.98
Slab on Grade		\$34,881.80
Stair Construction		\$6,762.00
Standard Foundations		\$69,763.60
<b>04 Masonry</b>	<b>5.90%</b>	<b>\$98,097.54</b>
Exterior Walls		\$98,097.54
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.58%</b>	<b>\$125,973.81</b>
Roof Construction		\$39,879.99
Roof Coverings		\$86,093.82
<b>08 Doors &amp; Windows</b>	<b>8.50%</b>	<b>\$141,406.76</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$103,040.00
Interior Doors		\$29,327.76
<b>09 Finishes</b>	<b>14.43%</b>	<b>\$239,892.60</b>
Ceiling Finishes		\$38,390.88
Floor Finishes		\$73,821.76
Partitions		\$68,993.16
Wall Finishes		\$58,686.80
<b>10 Specialties</b>	<b>0.08%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.10%</b>	<b>\$51,520.00</b>
Other Equipment		\$51,520.00
<b>13 Special Construction</b>	<b>5.05%</b>	<b>\$83,995.37</b>
Communications & Security		\$37,811.87
Sprinklers		\$46,183.50
<b>15 Mechanical</b>	<b>20.62%</b>	<b>\$342,817.76</b>
Cooling Generating Systems		\$111,621.76
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$178,204.00
<b>16 Electrical</b>	<b>7.47%</b>	<b>\$124,269.92</b>
Electrical Service & Distribution		\$122,250.52
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.22%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,662,852.55</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,145.69

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$166,285.26
<b>Total Additional Hard Cost</b>		<b>\$175,430.94</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$91,914.17
SIOH Conus	6.50%	\$125,462.85
Design	10.00%	\$183,828.35
08 MYr Inflation Fct	9.93%	\$222,381.25
<b>Total Soft Cost</b>		<b>\$623,586.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,461,870.12</b>

**INSERT BUILDING 5671 FLOOR PLANS HERE**



Building 5672, Fergusson Road, Ft. Sill, OK.

## Building 5672

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Building 5672 was constructed in 1963. The 13,098 square foot facility contains 14 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 14 family suites and 7 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,385,720.00
Replacement Cost	\$2,198,240.00
Renovation to Replacement Cost Ratio	63.04%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5672 is not recommended.

## Attributes

01.Number of Units Constructed	14
02.Number of Units Used	14
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	14
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	14
13.Renovated to Standard	7
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	14
16.Delta renovation	7

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All are in good condition.
- Recommendation: Replace hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. There are no clear failures that can be seen from the perimeter. The foundation is in good condition.

- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition. The gutters and downspouts are in fair condition.
- Recommendation: Install new gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior Insulation Finish System (EIFS) that is over the original building substrate walls is in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.

- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a built-up roof with exterior gutters and downspouts. The roof covering is in fair condition.

- Recommendation: Replace the built-up roof.

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.

- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The electronic locks in the wood doors are in good condition.

- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The interior stairs are concrete at the main entrances and wood stairs lead to the break room. The stairs are in good condition.

- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.
- Recommendation: Repaint the walls and replace ceramic tile.

### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile is in good condition.

- Recommendation: Replace the carpet, sheet vinyl flooring and ceramic tile.

### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.

- Recommendation: Repaint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.
- Recommendation: Install bathtubs.

### **Domestic Water Distribution**

- Analysis: This unit has one 37-gallon Rheem hot water heater. The hot water heater and supply and waste piping are in fair condition.
- Recommendation: Replace the hot water heater and supply and waste piping.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system installed or firesuppression system at the stoves.
- Recommendation: Install a fire suppression system at each stove.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Building currently has a Federal Pacific 400 amp service and a Siemens 400 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and all associated wiring in the building.

### **Communications and Security**

- Analysis: The fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciator system.

## **Equipment**

### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking stalls are shared with other buildings. The asphalt and sidewalks are in fair condition.
- Recommendation: Replace the asphalt parking and concrete sidewalks.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 14 family suites and 7 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>5.93%</b>	<b>\$21,430.18</b>
Parking: AC Pavement Damaged or Failing		\$21,430.18
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.02%</b>	<b>\$25,390.31</b>
Built-up Roof: Beyond Useful Life		\$25,390.31
<b>09 Finishes</b>	<b>30.51%</b>	<b>\$110,330.09</b>
Carpet: Beyond Useful Life		\$16,260.13
Floor Tile: Damaged or Failing		\$6,450.95
Interior ceilings: Paint Failing		\$5,137.06
Interior walls: Paint failing		\$1,524.90
Sheet Vinyl: Damaged or Failing		\$3,429.39
VCT: Damaged or Failing		\$3,635.92
Vinyl Wall Covering: Damaged or Failing		\$60,273.07
Wall Tile: Damaged or Failing		\$13,618.67
<b>13 Special Construction</b>	<b>6.87%</b>	<b>\$24,857.89</b>
CO2 System: Missing or Inadequate		\$16,164.40
Fire Alarm System: Missing or Inadequate		\$8,693.49
<b>15 Mechanical</b>	<b>15.31%</b>	<b>\$55,348.68</b>
Pipe, Copper: Damaged or failing		\$23,608.00
Sewage System: Beyond expected useful life		\$11,329.74
Tub: Beyond expected useful life		\$20,410.94
<b>16 Electrical</b>	<b>15.01%</b>	<b>\$54,275.32</b>
Branch Circuits: Beyond Expected Useful Life		\$32,089.52
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$16,021.80
<b>19 FF&amp;E</b>	<b>19.36%</b>	<b>\$70,000.00</b>
Hard and soft goods: Beyond expected useful life		\$70,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$361,632.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,988.98
Force Protection	9.00%	\$35,980.58
General Conditions	10.00%	\$36,163.20
<b>Total Additional Hard Cost</b>		<b>\$74,132.75</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$43,576.48
SIOH Conus	6.50%	\$31,157.18

Design	10.00%	\$43,576.48
08 MYr Inflation Fct	9.93%	\$55,019.64
<b>Total Soft Cost</b>		<b>\$173,329.77</b>
<b>Total Project</b>		<b>\$609,094.52</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>2.60%</b>	<b>\$21,430.02</b>
Site Development		\$21,430.02
<b>03 Concrete</b>	<b>0.82%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.47%</b>	<b>\$28,512.32</b>
Roof Construction		\$15,302.68
Roof Coverings		\$13,209.64
<b>08 Doors &amp; Windows</b>	<b>3.06%</b>	<b>\$25,138.08</b>
Interior Doors		\$25,138.08
<b>09 Finishes</b>	<b>31.44%</b>	<b>\$258,643.83</b>
Ceiling Finishes		\$47,225.81
Floor Finishes		\$64,650.27
Partitions		\$55,711.31
Wall Finishes		\$91,056.45
<b>10 Specialties</b>	<b>0.18%</b>	<b>\$1,498.27</b>
Fittings		\$1,498.27
<b>11 Equipment</b>	<b>0.18%</b>	<b>\$1,498.27</b>
Other Equipment		\$1,498.27
<b>13 Special Construction</b>	<b>8.82%</b>	<b>\$72,541.96</b>
Communications & Security		\$32,655.93
Sprinklers		\$39,886.03
<b>15 Mechanical</b>	<b>24.22%</b>	<b>\$199,280.28</b>
Cooling Generating Systems		\$96,401.28
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$56,511.00
<b>16 Electrical</b>	<b>12.45%</b>	<b>\$102,426.36</b>
Electrical Service & Distribution		\$102,426.36
<b>19 FF&amp;E</b>	<b>12.76%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$822,731.38</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$4,525.02
Force Protection	9.00%	\$81,857.66
General Conditions	10.00%	\$82,273.14
<b>Total Additional Hard Cost</b>		<b>\$168,655.82</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$99,138.72
SIOH Conus	6.50%	\$70,884.19

Design	10.00%	\$99,138.72
08 MYr Inflation Fct	9.93%	\$125,172.50
<b>Total Soft Cost</b>		<b>\$394,334.13</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,385,721.33</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.93%</b>	<b>\$58,410.34</b>
Parking Lots		\$16,780.80
Site Earthwork		\$41,629.54
<b>03 Concrete</b>	<b>15.93%</b>	<b>\$236,589.56</b>
Floor Construction		\$137,477.96
Slab on Grade		\$30,783.20
Stair Construction		\$6,762.00
Standard Foundations		\$61,566.40
<b>04 Masonry</b>	<b>6.02%</b>	<b>\$89,356.17</b>
Exterior Walls		\$89,356.17
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.49%</b>	<b>\$111,251.75</b>
Roof Construction		\$35,197.64
Roof Coverings		\$76,054.11
<b>08 Doors &amp; Windows</b>	<b>8.57%</b>	<b>\$127,319.72</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$92,000.00
Interior Doors		\$26,280.72
<b>09 Finishes</b>	<b>14.21%</b>	<b>\$210,924.90</b>
Ceiling Finishes		\$33,687.59
Floor Finishes		\$64,824.95
Partitions		\$60,899.35
Wall Finishes		\$51,513.01
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.04%</b>	<b>\$45,080.00</b>
Other Equipment		\$45,080.00
<b>13 Special Construction</b>	<b>4.99%</b>	<b>\$74,125.95</b>
Communications & Security		\$33,368.99
Sprinklers		\$40,756.96
<b>15 Mechanical</b>	<b>21.22%</b>	<b>\$315,005.24</b>
Cooling Generating Systems		\$98,506.24
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$170,131.00
<b>16 Electrical</b>	<b>7.43%</b>	<b>\$110,334.68</b>
Electrical Service & Distribution		\$108,315.28
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.07%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,484,785.67</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,166.32

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$148,478.57
<b>Total Additional Hard Cost</b>		<b>\$156,644.89</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$82,071.53
SIOH Conus	6.50%	\$112,027.64
Design	10.00%	\$164,143.06
08 MYr Inflation Fct	9.93%	\$198,567.51
<b>Total Soft Cost</b>		<b>\$556,809.73</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,198,240.29</b>

**INSERT BUILDING 5672 FLOOR PLANS HERE**



Building 5673, Condon Road, Ft. Sill  
OK.

## Building 5673

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Building 5673 was constructed in 1963. The 13,098 square foot facility contains 14 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 14 family suites and 7 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,385,810.00
Replacement Cost	\$2,198,240.00
Renovation to Replacement Cost Ratio	63.04%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5673 is not recommended.

## Attributes

01.Number of Units Constructed	14
02.Number of Units Used	14
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	14
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	14
13.Renovated to Standard	7
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	14
16.Delta renovation	7

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All are in good condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. There are no clear failures that can be seen from the perimeter. The foundation is in good condition.

- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition. The gutters and downspouts are in fair condition.
- Recommendation: Install new gutters and downspouts.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior Insulation Finish System (EIFS) that is over the original building substrate walls are in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.

- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a built-up roof with exterior gutters and downspouts. The roof covering is in fair condition.

- Recommendation: Replace the built-up roof.

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.

- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The electronic locks in the wood doors are in good condition.

- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The interior stairs are concrete at the main entrances and wood stairs lead to the break room. The stairs are in good condition.

- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.
- Recommendation: Repaint the walls and replace ceramic tile.

### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile are in good condition.

- Recommendation: Replace the carpet, sheet vinyl flooring and ceramic tile.

### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.

- Recommendation: Repaint the ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.
- Recommendation: Install bathtubs.

### **Domestic Water Distribution**

- Analysis: This unit has one 37-gallon Rheem hot water heater. The hot water heater and supply and waste piping are in fair condition.
- Recommendation: Replace the hot water heater and supply and waste piping.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system installed or firesuppression system at the stoves.
- Recommendation: Install a fire suppression system at each stove.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Building currently has a Federal Pacific 400 amp service and a Siemens 400 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and all associated wiring in the building.

### **Communications and Security**

- Analysis: The fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciator system.

## **Equipment**

### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking stalls are shared with other buildings. The asphalt and sidewalks are in fair condition.
- Recommendation: Replace the asphalt parking and concrete sidewalks.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 14 family suites and 7 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>6.83%</b>	<b>\$21,981.56</b>
Parking: AC Pavement Damaged or Failing		\$21,424.96
Steps: Concrete Steps Damaged or Failing		\$556.60
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.89%</b>	<b>\$25,390.31</b>
Built-up Roof: Beyond Useful Life		\$25,390.31
<b>09 Finishes</b>	<b>32.80%</b>	<b>\$105,512.06</b>
Carpet: Beyond Useful Life		\$16,602.92
Floor Tile: Damaged or Failing		\$6,450.95
Interior ceilings: Paint Failing		\$5,137.06
Sheet Vinyl: Damaged or Failing		\$3,429.39
Vinyl Wall Covering: Damaged or Failing		\$60,273.07
Wall Tile: Damaged or Failing		\$13,618.67
<b>13 Special Construction</b>	<b>7.73%</b>	<b>\$24,857.89</b>
CO2 System: Missing or Inadequate		\$16,164.40
Fire Alarm System: Missing or Inadequate		\$8,693.49
<b>15 Mechanical</b>	<b>17.21%</b>	<b>\$55,348.68</b>
Pipe, Copper: Damaged or failing		\$23,608.00
Sewage System: Beyond expected useful life		\$11,329.74
Tub: Beyond expected useful life		\$20,410.94
<b>16 Electrical</b>	<b>5.77%</b>	<b>\$18,551.80</b>
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$12,387.80
<b>19 FF&amp;E</b>	<b>21.76%</b>	<b>\$70,000.00</b>
Hard and soft goods: Beyond expected useful life		\$70,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$321,642.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,769.03
Force Protection	9.00%	\$32,001.77
General Conditions	10.00%	\$32,164.20
<b>Total Additional Hard Cost</b>		<b>\$65,935.00</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$38,757.70
SIOH Conus	6.50%	\$27,711.76
Design	10.00%	\$38,757.70
08 MYr Inflation Fct	9.93%	\$48,935.45

<b>Total Soft Cost</b>	<b>\$154,162.61</b>
<b>Total Project</b>	<b>\$541,739.61</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.67%</b>	<b>\$21,981.10</b>
Site Development		\$21,981.10
<b>03 Concrete</b>	<b>0.82%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.47%</b>	<b>\$28,512.32</b>
Roof Construction		\$15,302.68
Roof Coverings		\$13,209.64
<b>08 Doors &amp; Windows</b>	<b>3.06%</b>	<b>\$25,138.08</b>
Interior Doors		\$25,138.08
<b>09 Finishes</b>	<b>31.44%</b>	<b>\$258,643.83</b>
Ceiling Finishes		\$47,225.81
Floor Finishes		\$64,650.27
Partitions		\$55,711.31
Wall Finishes		\$91,056.45
<b>10 Specialties</b>	<b>0.18%</b>	<b>\$1,498.27</b>
Fittings		\$1,498.27
<b>11 Equipment</b>	<b>0.12%</b>	<b>\$998.84</b>
Other Equipment		\$998.84
<b>13 Special Construction</b>	<b>8.82%</b>	<b>\$72,541.96</b>
Communications & Security		\$32,655.93
Sprinklers		\$39,886.03
<b>15 Mechanical</b>	<b>24.22%</b>	<b>\$199,280.28</b>
Cooling Generating Systems		\$96,401.28
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$56,511.00
<b>16 Electrical</b>	<b>12.45%</b>	<b>\$102,426.36</b>
Electrical Service & Distribution		\$102,426.36
<b>19 FF&amp;E</b>	<b>12.76%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$822,783.04</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,525.31
Force Protection	9.00%	\$81,862.80
General Conditions	10.00%	\$82,278.30
<b>Total Additional Hard Cost</b>		<b>\$168,666.41</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$99,144.95
SIOH Conus	6.50%	\$70,888.64

Design	10.00%	\$99,144.95
08 MYr Inflation Fct	9.93%	\$125,180.36
<b>Total Soft Cost</b>		<b>\$394,358.88</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,385,808.34</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>3.93%</b>	<b>\$58,410.34</b>
Parking Lots		\$16,780.80
Site Earthwork		\$41,629.54
<b>03 Concrete</b>	<b>15.93%</b>	<b>\$236,589.56</b>
Floor Construction		\$137,477.96
Slab on Grade		\$30,783.20
Stair Construction		\$6,762.00
Standard Foundations		\$61,566.40
<b>04 Masonry</b>	<b>6.02%</b>	<b>\$89,356.17</b>
Exterior Walls		\$89,356.17
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.49%</b>	<b>\$111,251.75</b>
Roof Construction		\$35,197.64
Roof Coverings		\$76,054.11
<b>08 Doors &amp; Windows</b>	<b>8.57%</b>	<b>\$127,319.72</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$92,000.00
Interior Doors		\$26,280.72
<b>09 Finishes</b>	<b>14.21%</b>	<b>\$210,924.90</b>
Ceiling Finishes		\$33,687.59
Floor Finishes		\$64,824.95
Partitions		\$60,899.35
Wall Finishes		\$51,513.01
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.04%</b>	<b>\$45,080.00</b>
Other Equipment		\$45,080.00
<b>13 Special Construction</b>	<b>4.99%</b>	<b>\$74,125.95</b>
Communications & Security		\$33,368.99
Sprinklers		\$40,756.96
<b>15 Mechanical</b>	<b>21.22%</b>	<b>\$315,005.24</b>
Cooling Generating Systems		\$98,506.24
Domestic Water Dist		\$46,368.00
Plumbing Fixtures		\$170,131.00
<b>16 Electrical</b>	<b>7.43%</b>	<b>\$110,334.68</b>
Electrical Service & Distribution		\$108,315.28
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.07%</b>	<b>\$105,000.00</b>
Interior FF&E allowance		\$105,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,484,785.67</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$8,166.32

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$148,478.57
<b>Total Additional Hard Cost</b>		<b>\$156,644.89</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$82,071.53
SIOH Conus	6.50%	\$112,027.64
Design	10.00%	\$164,143.06
08 MYr Inflation Fct	9.93%	\$198,567.51
<b>Total Soft Cost</b>		<b>\$556,809.73</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,198,240.29</b>

**INSERT BUILDING 5673 FLOOR PLANS HERE**



Building 5674, Condon Rd, Ft. Sill, OK.

## Building 5674

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Building 5674 was constructed in 1963. The 14,710 square foot facility contains 16 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 16 family suites and 8 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,550,435.00
Replacement Cost	\$2,461,870.00
Renovation to Replacement Cost Ratio	62.98%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5674 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	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	16
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	16
13.Renovated to Standard	8
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	8

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: There is a washer and dryer for guest use. The kitchen has a four-burner gas stove with mini fridge, microwave and sink. All are in good condition.
- Recommendation: Replace the hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with crawl space. There are no clear failures that can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The structure is wood frame construction with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: The exterior Insulation Finish System (EIFS) walls that is over the original building substrate is in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

### **Roof Coverings**

- Analysis: The roof covering consists of a EPDM roof with exterior gutters and downspouts. The roof covering is in fair condition.
- Recommendation: Replace the EPDM roof.

### **Interior Construction**

#### **Partitions**

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

#### **Interior Doors**

- Analysis: The building has wood doors in wood frames. All the interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

#### **Fittings**

- Analysis: The electronic locks in wood doors are in good condition.
- Recommendation: No corrective action required.

### **Stairs**

#### **Stair Construction**

- Analysis: The interior stairs are concrete at the main entrances and wood stairs lead to the break room. The stairs are in good condition.
- Recommendation: No corrective action required.

### **Interior Finishes**

#### **Wall Finishes**

- Analysis: The walls are a combination of CMU and drywall, both are in fair condition. The bathroom wall tile is in fair condition.
- Recommendation: Repaint the walls and replace ceramic tile.

#### **Floor Finishes**

- Analysis: The units have carpet and sheet vinyl in the kitchen. The bathrooms have ceramic tile. The carpet, sheet vinyl and ceramic tile are in good condition.
- Recommendation: Replace the carpet, sheet vinyl flooring and ceramic tile.

#### **Ceiling Finishes**

- Analysis: The ceilings are textured drywall. The paint is in fair condition.
- Recommendation: Repaint the ceilings.

### **Plumbing**

#### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.
- Recommendation: Install bathtubs.

### **Domestic Water Distribution**

- Analysis: This unit has one 119-gallon Bradford White electric water heater. The supply and waste piping are in fair condition.
- Recommendation: Replace the supply and waste piping.

### **HVAC**

#### **Cooling Generating Systems**

- Analysis: The heating and cooling is provided by a new two-pipe geothermal system.
- Recommendation: No corrective action required.

### **Fire Protection**

#### **Sprinklers**

- Analysis: There is no sprinkler system installed. The stoves do not have a fire suppression system.
- Recommendation: Install a fire suppression system.

### **Electrical**

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

- Analysis: The building currently has a Federal Pacific 600 amp service. The wiring is romex stapled to floor joists in the crawl space.
- Recommendation: Replace the main service and all associated wiring in the building.

#### **Communications and Security**

- Analysis: The fire annunciators are in place but are in poor condition.
- Recommendation: Replace the fire annunciator system.

### **Equipment**

#### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

### **Site Preparation**

#### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage.
- Recommendation: No corrective action required.

### **Site Improvements**

#### **Parking Lots**

- Analysis: The parking stalls are shared with the other buildings. The asphalt and sidewalks are in fair condition.
- Recommendation: Replace the asphalt parking and concrete sidewalks.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 16 family suites and 8 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>3.57%</b>	<b>\$12,541.44</b>
Parking: AC Pavement Damaged or Failing		\$12,541.44
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.59%</b>	<b>\$26,656.95</b>
Built-up Roof: Beyond Useful Life		\$26,656.95
<b>09 Finishes</b>	<b>33.23%</b>	<b>\$116,651.84</b>
Carpet: Beyond Useful Life		\$18,548.49
Floor Tile: Damaged or Failing		\$7,372.51
Interior ceilings: Paint Failing		\$2,334.04
Sheet Vinyl: Damaged or Failing		\$3,918.72
Vinyl Wall Covering: Damaged or Failing		\$68,913.89
Wall Tile: Damaged or Failing		\$15,564.19
<b>13 Special Construction</b>	<b>8.54%</b>	<b>\$29,976.82</b>
CO2 System: Missing or Inadequate		\$18,473.60
Fire Alarm System: Missing or Inadequate		\$11,503.22
<b>15 Mechanical</b>	<b>18.98%</b>	<b>\$66,641.11</b>
Pipe, Copper: Damaged or failing		\$31,239.28
Sewage System: Beyond expected useful life		\$14,990.89
Tub: Beyond expected useful life		\$20,410.94
<b>16 Electrical</b>	<b>5.29%</b>	<b>\$18,551.80</b>
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$12,387.80
<b>19 FF&amp;E</b>	<b>22.79%</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>\$351,020.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,930.61
Force Protection	9.00%	\$34,924.73
General Conditions	10.00%	\$35,102.00
<b>Total Additional Hard Cost</b>		<b>\$71,957.34</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$42,297.73
SIOH Conus	6.50%	\$30,242.88
Design	10.00%	\$42,297.73
08 MYr Inflation Fct	9.93%	\$53,405.10

<b>Total Soft Cost</b>	<b>\$168,243.45</b>
<b>Total Project</b>	<b>\$591,220.79</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>1.36%</b>	<b>\$12,541.44</b>
Site Development		\$12,541.44
<b>03 Concrete</b>	<b>0.73%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.50%</b>	<b>\$32,253.97</b>
Roof Construction		\$17,488.77
Roof Coverings		\$14,765.19
<b>08 Doors &amp; Windows</b>	<b>3.06%</b>	<b>\$28,185.12</b>
Interior Doors		\$28,185.12
<b>09 Finishes</b>	<b>32.11%</b>	<b>\$295,585.80</b>
Ceiling Finishes		\$53,972.35
Floor Finishes		\$73,878.87
Partitions		\$63,670.06
Wall Finishes		\$104,064.51
<b>10 Specialties</b>	<b>0.19%</b>	<b>\$1,712.30</b>
Fittings		\$1,712.30
<b>11 Equipment</b>	<b>0.12%</b>	<b>\$1,141.54</b>
Other Equipment		\$1,141.54
<b>13 Special Construction</b>	<b>8.85%</b>	<b>\$81,469.86</b>
Communications & Security		\$36,674.97
Sprinklers		\$44,794.89
<b>15 Mechanical</b>	<b>24.53%</b>	<b>\$225,841.60</b>
Cooling Generating Systems		\$108,265.60
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$64,584.00
<b>16 Electrical</b>	<b>12.50%</b>	<b>\$115,032.20</b>
Electrical Service & Distribution		\$115,032.20
<b>19 FF&amp;E</b>	<b>13.04%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$920,525.83</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,062.89
Force Protection	9.00%	\$91,587.72
General Conditions	10.00%	\$92,052.58
<b>Total Additional Hard Cost</b>		<b>\$188,703.19</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$110,922.90
SIOH Conus	6.50%	\$79,309.88

Design	10.00%	\$110,922.90
08 MYr Inflation Fct	9.93%	\$140,051.20
<b>Total Soft Cost</b>		<b>\$441,206.88</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,550,435.90</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.97%</b>	<b>\$66,041.05</b>
Parking Lots		\$18,878.40
Site Earthwork		\$47,162.65
<b>03 Concrete</b>	<b>16.08%</b>	<b>\$267,450.38</b>
Floor Construction		\$156,042.98
Slab on Grade		\$34,881.80
Stair Construction		\$6,762.00
Standard Foundations		\$69,763.60
<b>04 Masonry</b>	<b>5.90%</b>	<b>\$98,097.54</b>
Exterior Walls		\$98,097.54
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.58%</b>	<b>\$125,973.81</b>
Roof Construction		\$39,879.99
Roof Coverings		\$86,093.82
<b>08 Doors &amp; Windows</b>	<b>8.50%</b>	<b>\$141,406.76</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$103,040.00
Interior Doors		\$29,327.76
<b>09 Finishes</b>	<b>14.43%</b>	<b>\$239,892.60</b>
Ceiling Finishes		\$38,390.88
Floor Finishes		\$73,821.76
Partitions		\$68,993.16
Wall Finishes		\$58,686.80
<b>10 Specialties</b>	<b>0.08%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.10%</b>	<b>\$51,520.00</b>
Other Equipment		\$51,520.00
<b>13 Special Construction</b>	<b>5.05%</b>	<b>\$83,995.37</b>
Communications & Security		\$37,811.87
Sprinklers		\$46,183.50
<b>15 Mechanical</b>	<b>20.62%</b>	<b>\$342,817.76</b>
Cooling Generating Systems		\$111,621.76
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$178,204.00
<b>16 Electrical</b>	<b>7.47%</b>	<b>\$124,269.92</b>
Electrical Service & Distribution		\$122,250.52
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.22%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,662,852.55</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,145.69

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$166,285.26
<b>Total Additional Hard Cost</b>		<b>\$175,430.94</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$91,914.17
SIOH Conus	6.50%	\$125,462.85
Design	10.00%	\$183,828.35
08 MYr Inflation Fct	9.93%	\$222,381.25
<b>Total Soft Cost</b>		<b>\$623,586.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,461,870.12</b>

**INSERT BUILDING 5674 FLOOR PLANS HERE**



Building 5675, Fergusson Road, Ft.Sill,  
OK

## Building 5675

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Building 5675 was constructed in 1963. The 14,710 square foot facility contains 16 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 16 family suites and 8 standard stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,563,600.00
Replacement Cost	\$2,461,870.00
Renovation to Replacement Cost Ratio	63.51%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5675 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	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	16
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	16
13.Renovated to Standard	8
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	8

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: Hard goods include a washer and dryer, gas stove, mini fridge, microwave and sink. Hard and soft goods are in fair condition.
- Recommendation: Replace hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The foundation is cast in place concrete with a crawl space, and is in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: There is no slab on grade in this building.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The floor construction is wood frame with wood decking. The floor framing appears to be in fair condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction consists of wood decking. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are Exterior Insulation Finish System (EIFS) over the original building substrate, and are in fair condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: The aluminum doors and frames at the entrances to the building are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

#### **Roof Coverings**

- Analysis: The roof covering consists of an EPDM roof with exterior gutters and downspouts, and is in poor condition.
- Recommendation: Replace EPDM roof.

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: Interior doors are wood doors in wood frames. All interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

### **Fittings**

- Analysis: Fittings include electronic locks, which are in good condition.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: Interior stairs are concrete at main entrances and wood leading to the break room. Stairs are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Walls are a combination of CMU and drywall, both are in fair condition. Bathroom wall tile is in fair condition.
- Recommendation: Repaint walls and replace ceramic tile.

### **Floor Finishes**

- Analysis: Floor finishes include carpet, sheet vinyl, and ceramic tile, and all are in fair condition.
- Recommendation: Replace carpet, sheet vinyl flooring and ceramic tile.

### **Ceiling Finishes**

- Analysis: Ceilings are textured drywall. The paint is in fair condition.
- Recommendation: Repaint ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: There is no bathtub in the bathroom.
- Recommendation: Install bathtubs.

### **Domestic Water Distribution**

- Analysis: Domestic water is provided by 119-gallon Bradford White electric water heater. The supply and waste piping are in poor condition.

- Recommendation: Replace supply and waste piping.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Heating and cooling is provided by a new two-pipe geothermal system.

- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no sprinkler system installed. The stoves do not have a fire suppression system.

- Recommendation: Install a fire suppression system above stoves.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is supplied by a Federal Pacific 600 amp service. Wiring is romex stapled to floor joists in the crawl space.

- Recommendation: Replace main service and all associated wiring in the building.

### **Communications and Security**

- Analysis: Fire annunciators are in place but are in poor condition.

- Recommendation: Replace fire annunciator system.

## **Equipment**

### **Other Equipment**

- Analysis: Other equipment is in good condition.

- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage, and is in good condition.

- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: The parking stalls are shared with the other buildings. Asphalt and sidewalks are in fair condition.

- Recommendation: Replace asphalt parking and concrete sidewalks.

### **Site Electrical Utilities**

#### **Site Lighting**

- Analysis: The site lighting is in poor condition.
- Recommendation: Install two poles and lights.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 16 family suites and 8 standard stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>5.89%</b>	<b>\$21,424.96</b>
Parking: AC Pavement Damaged or Failing		\$21,424.96
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.33%</b>	<b>\$26,656.95</b>
Built-up Roof: Beyond Useful Life		\$26,656.95
<b>09 Finishes</b>	<b>33.13%</b>	<b>\$120,516.98</b>
Carpet: Beyond Useful Life		\$18,939.71
Floor Tile: Damaged or Failing		\$7,372.51
Interior ceilings: Paint Failing		\$5,807.96
Sheet Vinyl: Damaged or Failing		\$3,918.72
Vinyl Wall Covering: Damaged or Failing		\$68,913.89
Wall Tile: Damaged or Failing		\$15,564.19
<b>13 Special Construction</b>	<b>8.24%</b>	<b>\$29,976.82</b>
CO2 System: Missing or Inadequate		\$18,473.60
Fire Alarm System: Missing or Inadequate		\$11,503.22
<b>15 Mechanical</b>	<b>18.32%</b>	<b>\$66,641.11</b>
Pipe, Copper: Damaged or failing		\$31,239.28
Sewage System: Beyond expected useful life		\$14,990.89
Tub: Beyond expected useful life		\$20,410.94
<b>16 Electrical</b>	<b>5.10%</b>	<b>\$18,551.80</b>
Inadequate exterior Lighting		\$6,164.00
Main service: Missing or inadequate		\$12,387.80
<b>19 FF&amp;E</b>	<b>21.99%</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>\$363,769.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,000.73
Force Protection	9.00%	\$36,193.20
General Conditions	10.00%	\$36,376.90
<b>Total Additional Hard Cost</b>		<b>\$74,570.83</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$43,833.98
SIOH Conus	6.50%	\$31,341.30
Design	10.00%	\$43,833.98
08 MYr Inflation Fct	9.93%	\$55,344.76

<b>Total Soft Cost</b>	<b>\$174,354.03</b>
<b>Total Project</b>	<b>\$612,693.85</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>2.31%</b>	<b>\$21,424.96</b>
Site Development		\$21,424.96
<b>03 Concrete</b>	<b>0.73%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.47%</b>	<b>\$32,253.97</b>
Roof Construction		\$17,488.77
Roof Coverings		\$14,765.19
<b>08 Doors &amp; Windows</b>	<b>3.04%</b>	<b>\$28,185.12</b>
Interior Doors		\$28,185.12
<b>09 Finishes</b>	<b>31.84%</b>	<b>\$295,585.80</b>
Ceiling Finishes		\$53,972.35
Floor Finishes		\$73,878.87
Partitions		\$63,670.06
Wall Finishes		\$104,064.51
<b>10 Specialties</b>	<b>0.18%</b>	<b>\$1,712.30</b>
Fittings		\$1,712.30
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$73.60</b>
Other Equipment		\$73.60
<b>13 Special Construction</b>	<b>8.78%</b>	<b>\$81,469.86</b>
Communications & Security		\$36,674.97
Sprinklers		\$44,794.89
<b>15 Mechanical</b>	<b>24.33%</b>	<b>\$225,841.60</b>
Cooling Generating Systems		\$108,265.60
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$64,584.00
<b>16 Electrical</b>	<b>12.39%</b>	<b>\$115,032.20</b>
Electrical Service & Distribution		\$115,032.20
<b>19 FF&amp;E</b>	<b>12.93%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$928,341.41</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$5,105.88
Force Protection	9.00%	\$92,365.33
General Conditions	10.00%	\$92,834.14
<b>Total Additional Hard Cost</b>		<b>\$190,305.35</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$111,864.68
SIOH Conus	6.50%	\$79,983.24

Design	10.00%	\$111,864.68
08 MYr Inflation Fct	9.93%	\$141,240.28
<b>Total Soft Cost</b>		<b>\$444,952.88</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,563,599.64</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.97%</b>	<b>\$66,041.05</b>
Parking Lots		\$18,878.40
Site Earthwork		\$47,162.65
<b>03 Concrete</b>	<b>16.08%</b>	<b>\$267,450.38</b>
Floor Construction		\$156,042.98
Slab on Grade		\$34,881.80
Stair Construction		\$6,762.00
Standard Foundations		\$69,763.60
<b>04 Masonry</b>	<b>5.90%</b>	<b>\$98,097.54</b>
Exterior Walls		\$98,097.54
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.58%</b>	<b>\$125,973.81</b>
Roof Construction		\$39,879.99
Roof Coverings		\$86,093.82
<b>08 Doors &amp; Windows</b>	<b>8.50%</b>	<b>\$141,406.76</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$103,040.00
Interior Doors		\$29,327.76
<b>09 Finishes</b>	<b>14.43%</b>	<b>\$239,892.60</b>
Ceiling Finishes		\$38,390.88
Floor Finishes		\$73,821.76
Partitions		\$68,993.16
Wall Finishes		\$58,686.80
<b>10 Specialties</b>	<b>0.08%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.10%</b>	<b>\$51,520.00</b>
Other Equipment		\$51,520.00
<b>13 Special Construction</b>	<b>5.05%</b>	<b>\$83,995.37</b>
Communications & Security		\$37,811.87
Sprinklers		\$46,183.50
<b>15 Mechanical</b>	<b>20.62%</b>	<b>\$342,817.76</b>
Cooling Generating Systems		\$111,621.76
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$178,204.00
<b>16 Electrical</b>	<b>7.47%</b>	<b>\$124,269.92</b>
Electrical Service & Distribution		\$122,250.52
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.22%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,662,852.55</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,145.69

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$166,285.26
<b>Total Additional Hard Cost</b>		<b>\$175,430.94</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$91,914.17
SIOH Conus	6.50%	\$125,462.85
Design	10.00%	\$183,828.35
08 MYr Inflation Fct	9.93%	\$222,381.25
<b>Total Soft Cost</b>		<b>\$623,586.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,461,870.12</b>

**INSERT BUILDING 5675 FLOOR PLANS HERE**



*Building 5676, Aultman Hall, Fergusson Road, Ft. Sill, OK.*

## **Building 5676**

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Building 5676, also known as Aultman Hall, was constructed in 1966. The 107,352 square foot facility contains 124 single units, 110 single units with a full kitchen and 7 DVQ units. The DVQ units function as extended stay suites for high-ranking visitors.

### **Significant Assumptions**

The replacement cost model is based on 212 extended stay rooms and 14 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include 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 92% for Ft Sill.

### **Cost Analysis**

Condition Assessment & Renovation Cost	\$5,584,145.00
Replacement Cost	\$21,831,775.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	25.58%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 5676 could be considered

## **Attributes**

01.Number of Units Constructed	241
02.Number of Units Used	241
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	124
05.Single Room w/ Full Kitchen	110
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	7
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	120
11.Operating as Extended Stay	110
12.Operating as Family Suite	7
13.Renovated to Standard	0
14.Renovated to Extended Stay	212
15.Renovated to Family Suite	14
16.Delta renovation	-15

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: Hard goods consist of a bed, dresser, armchair, shelving unit, microwave and refrigerator. Soft goods include a TV. All hard and soft goods are in fair condition.
- Recommendation: Replace hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: The facility has concrete piers with beams while the north wing has slab on grade. Foundations are in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

- Analysis: The north wing of the building has a slab on grade which appears to be in good condition.
- Recommendation: No corrective action required.

### **Superstructure**

#### **Floor Construction**

- Analysis: The first floor has double tees while the other floors and roof has concrete on steel forms. The steel framing appears to be in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The concrete on steel forms is in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are CMU with brick veneer, and are in fair condition.
- Recommendation: Clean and seal face brick for mold.

#### **Exterior Windows**

- Analysis: The aluminum windows are in fair condition.
- Recommendation: Replace all exterior windows.

#### **Exterior Doors**

- Analysis: The aluminum storefront is in fair condition.
- Recommendation: Replace the steel entrance doors.

## **Roofing**

### **Roof Coverings**

- Analysis: The roof is built-up, with interior roof drains. It was installed in 2003, and is in like-new condition.

- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: Partitions are gypsum wallboard on steel studs, and are in good condition.

- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: The interior wood doors are in fair and poor condition.

- Recommendation: Refinish interior wood doors that are in fair condition, and replace doors that are in poor condition.

### **Fittings**

- Analysis: Fittings include electronic locks, which are in like-new condition.

- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: The cast-in-place concrete stairs are in good condition.

- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Wall finishes include vinyl wall coverings and ceramic tile, and are in fair condition.

- Recommendation: Replace vinyl wall coverings and ceramic tile.

### **Floor Finishes**

- Analysis: Floor finishes include carpet, sheet vinyl and ceramic tile, and are in fair condition.

- Recommendation: Replace carpet, sheet vinyl and ceramic tile.

### **Ceiling Finishes**

- Analysis: The acoustical ceiling tile is in fair condition.

- Recommendation: Replace acoustical ceiling tile.

## **Conveying**

### **Elevators and Lifts**

- Analysis: There are two elevators, which are in like-new condition.
- Recommendation: No corrective action required.

## **Plumbing**

### **Plumbing Fixtures**

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

### **Domestic Water Distribution**

- Analysis: The domestic supply and waste piping is in good condition. The two gas fired P.U.I. boilers are in like new condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Cooling and heating systems include a Marley cooling tower with Trane centrifugal compressor, condenser and chiller bundle and two Burnham gas fired boilers. The two-pipe system is scheduled for conversion to a four-pipe system in 2003. The air handler for the commons space is in fair condition.
- Recommendation: Replace air handler unit for commons space.

## **Fire Protection**

### **Sprinklers**

- Analysis: Fire sprinklers are being installed in 2003. There is no fire suppression systems above stoves.
- Recommendation: Install fire suppression systems above stoves.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is supplied by a Siemens 1200 amp service with Siemens sub panels, and is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: Fire annunciators are currently being installed.
- Recommendation: No corrective action required.

## **Equipment**

### **Commercial Equipment**

- Analysis:
- Recommendation:

### **Other Equipment**

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

### **Site Preparation**

#### **Site Earthwork**

- Analysis: The site and earthwork are in good condition.
- Recommendation: No corrective action required.

### **Site Improvements**

#### **Parking Lots**

- Analysis: The parking lot is in fair condition.
- Recommendation: Replace asphalt parking.

### **Site Electrical Utilities**

#### **Site Lighting**

- Analysis: The site 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**

Breakfast Prep Area / Kitchen

Does not exist. Space is located in Allin Hall, building 5678.  
Renovation Recommendation: Leave as is, based on building recommendation of building new Main Lodging facility in 2018.

Manager's Office

Oversized. Standard is 180 s.f.; existing is 480 s.f.  
Renovation Recommendation: Leave as is, based on building recommendation of building new Main Lodging facility in 2018.

Administration Offices and Conference Room

Oversized. Do not meet s.f. requirements.  
Renovation Recommendation: Leave as is, based on building recommendation of building new Main Lodging facility in 2018.

Access Corridors

Does not exist.  
Renovation Recommendation: Leave as is, based on building recommendation of building new Main Lodging facility in 2018.

Service Elevator

Does not exist.  
Renovation Recommendation: Leave as is. It is felt this deficiency is not critical to the support of this building.

Housekeeping Laundry and Office

Does not exist.  
Renovation Recommendation: Leave as is, based on building recommendation of building new Main Lodging facility in 2018.

Staff Toilet Rooms

Does not exist.  
Renovation Recommendation: Leave as is, based on building recommendation of building new Main Lodging facility in 2018.

House Keeping

Undersized.  
Renovation Recommendation: Will be included as part of renovation to this building.

- **Public Spaces**

#### Public Corridors

Existing corridors are only 5' wide in lieu of standard 6' wide corridors.

Renovation Recommendation: It is felt this deficit is not critical to the intent of the standards.

#### Breakfast Bar / Seating Area

Does not exist. Space is located in Allin Hall, building 5678.

Renovation Recommendation: Leave as is, based on building recommendation of building new Main Lodging facility in 2018.

#### Study Rooms, Gear Wash, Bell Cart, Multi-Purpose Room

Does not exist/undersized

Renovation Recommendation: Will be included as part of renovation to 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>4.20%</b>	<b>\$138,478.40</b>
Parking: AC Pavement Damaged or Failing		\$138,478.40
<b>04 Masonry</b>	<b>0.33%</b>	<b>\$10,846.80</b>
Brick Veneer - Discolored		\$10,846.80
<b>08 Doors &amp; Windows</b>	<b>15.86%</b>	<b>\$522,865.03</b>
Al. Windows - Beyond Useful Life		\$113,858.36
Exterior Steel Door - Beyond expected useful life		\$12,757.15
Wood Door - Beyond Useful Life		\$266,995.41
Wood Door - Damaged or Failing		\$129,254.11
<b>09 Finishes</b>	<b>38.59%</b>	<b>\$1,272,310.23</b>
Acoustical Ceiling Tile: Beyond expect useful life		\$268,145.04
Carpet: Beyond Useful Life		\$185,706.55
Floor Tile: Damaged or Failing		\$117,755.40
Interior ceilings: Paint Failing		\$4,613.80
Sheet Vinyl: Beyond Useful Life		\$66,402.34
Vinyl Wall Covering: Beyond expected useful life		\$367,041.36
Wall Tile: Damaged or Failing		\$262,645.74
<b>13 Special Construction</b>	<b>4.10%</b>	<b>\$135,088.20</b>
CO2 System: Missing or Inadequate		\$135,088.20
<b>15 Mechanical</b>	<b>1.00%</b>	<b>\$32,830.28</b>
AHU: Beyond expected useful life		\$32,830.28
<b>19 FF&amp;E</b>	<b>35.94%</b>	<b>\$1,185,000.00</b>
Hard and soft goods: Beyond expected useful life		\$1,185,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$3,297,419.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$18,135.80
Force Protection	9.00%	\$328,076.70
General Conditions	10.00%	\$329,741.90
<b>Total Additional Hard Cost</b>		<b>\$675,954.41</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$397,337.34
SIOH Conus	6.50%	\$284,096.20
Design	10.00%	\$397,337.34
08 MYr Inflation Fct	9.93%	\$501,677.93

<b>Total Soft Cost</b>	<b>\$1,580,448.81</b>
<b>Total Project</b>	<b>\$5,553,822.22</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>08 Doors &amp; Windows</b>	<b>12.80%</b>	<b>\$2,304.60</b>
Exterior Doors		\$2,304.60
<b>09 Finishes</b>	<b>58.08%</b>	<b>\$10,456.60</b>
Ceiling Finishes		\$2,409.48
Floor Finishes		\$2,318.40
Partitions		\$3,429.64
Wall Finishes		\$2,299.08
<b>11 Equipment</b>	<b>15.33%</b>	<b>\$2,760.00</b>
Other Equipment		\$2,760.00
<b>16 Electrical</b>	<b>13.80%</b>	<b>\$2,484.00</b>
Lighting & Branch Wiring		\$2,484.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$18,005.20</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$99.03
Force Protection	9.00%	\$1,791.43
General Conditions	10.00%	\$1,800.52
<b>Total Additional Hard Cost</b>		<b>\$3,690.98</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$2,169.62
SIOH Conus	6.50%	\$1,551.28
Design	10.00%	\$2,169.62
08 MYr Inflation Fct	9.93%	\$2,739.36
<b>Total Soft Cost</b>		<b>\$8,629.87</b>
<b>Total Project Cost for Renovation</b>		<b>\$30,326.04</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>2.02%</b>	<b>\$298,051.14</b>
Parking Lots		\$174,100.80
Site Earthwork		\$123,950.34
<b>03 Concrete</b>	<b>28.01%</b>	<b>\$4,130,848.35</b>
Floor Construction		\$3,353,273.55
Slab on Grade		\$91,765.40
Stair Construction		\$135,240.00
Standard Foundations		\$550,569.40
<b>04 Masonry</b>	<b>3.44%</b>	<b>\$507,766.28</b>
Exterior Walls		\$507,766.28
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.60%</b>	<b>\$531,505.47</b>
Roof Construction		\$306,119.42
Roof Coverings		\$225,386.05
<b>08 Doors &amp; Windows</b>	<b>7.73%</b>	<b>\$1,139,490.84</b>
Exterior Doors		\$34,924.12
Exterior Windows		\$868,480.00
Interior Doors		\$236,086.72
<b>09 Finishes</b>	<b>18.35%</b>	<b>\$2,706,205.87</b>
Ceiling Finishes		\$836,070.25
Floor Finishes		\$954,030.67
Partitions		\$513,140.98
Wall Finishes		\$402,963.97
<b>10 Specialties</b>	<b>0.02%</b>	<b>\$3,118.34</b>
Fittings		\$3,118.34
<b>11 Equipment</b>	<b>5.04%</b>	<b>\$743,391.74</b>
Commercial Equipment		\$13,915.00
Other Equipment		\$729,476.74
<b>13 Special Construction</b>	<b>4.50%</b>	<b>\$662,885.56</b>
Communications & Security		\$298,408.61
Sprinklers		\$364,476.94
<b>14 Conveying Systems</b>	<b>1.34%</b>	<b>\$197,616.00</b>
Elevators and Lifts		\$197,616.00
<b>15 Mechanical</b>	<b>11.79%</b>	<b>\$1,738,407.16</b>
Cooling Generating Systems		\$880,911.04
Domestic Water Dist		\$1,081.00
Plumbing Fixtures		\$856,415.12
<b>16 Electrical</b>	<b>6.49%</b>	<b>\$956,828.98</b>
Electrical Service & Distribution		\$948,751.38
Site Lighting		\$8,077.60
<b>19 FF&amp;E</b>	<b>7.66%</b>	<b>\$1,130,000.00</b>
Interior FF&E allowance		\$1,130,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$14,746,115.72</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$81,103.64
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$1,474,611.57
<b>Total Additional Hard Cost</b>		<b>\$1,555,715.21</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$815,091.55
SIOH Conus	6.50%	\$1,112,599.96
Design	10.00%	\$1,630,183.09
08 MYr Inflation Fct	9.93%	\$1,972,068.76
<b>Total Soft Cost</b>		<b>\$5,529,943.36</b>
<b>Total Project Cost for Replacement</b>		<b>\$21,831,774.29</b>

**INSERT BUILDING 5676 FLOOR PLANS HERE**



*Building 5678, Allin Hall, Fergusson Road, Ft. Sill, OK*

## **Building 5678**

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Building 5678, also known as Allin Hall, was constructed in 1967. The 126,871 square foot facility contains 289 single units and 2 DVQ units. The DVQ units function as extended stay rooms for high-ranking visitors.

### **Significant Assumptions**

The replacement cost model is based on 168 extended stay rooms, 121 standard stay rooms and 2 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include 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 92% for Ft Sill.

### **Cost Analysis**

Condition Assessment & Renovation Cost	\$3,929,460.00
Replacement Cost	\$23,716,470.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	16.57%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 5678 could be considered

## **Attributes**

01.Number of Units Constructed	291
02.Number of Units Used	291
03.Back of House Function	No
04.Single Room w/o FullKitchen	289
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	2
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	289
11.Operating as Extended Stay	0
12.Operating as Family Suite	2
13.Renovated to Standard	121
14.Renovated to Extended Stay	168
15.Renovated to Family Suite	2
16.Delta renovation	0

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: Hard goods consist of a bed, dresser, armchair, shelving unit, microwave and refrigerator. Soft goods consist of a TV. Hard and soft goods are in good condition.
- Recommendation: No corrective action required.

### **Foundations**

#### **Standard Foundations**

- Analysis: Most of the facility has concrete piers with beams while the north wing has slab-on-grade. All foundations are in good condition.
- Recommendation: No corrective action required.

#### **Slab on Grade**

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

### **Superstructure**

#### **Floor Construction**

- Analysis: The first floor has concrete double tees and the rest of the floors have concrete on steel forms. The floors appear to be in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: Roof construction uses concrete on steel forms, and is in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are CMU with brick veneer, and are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The aluminum windows in the curtain wall are in fair condition.
- Recommendation: Replace all exterior windows.

#### **Exterior Doors**

- Analysis: The aluminum storefront is in good condition. The steel exterior doors are in fair condition.
- Recommendation: Replace all exterior steel doors.

## **Roofing**

### **Roof Coverings**

- Analysis: The built up roofing, installed in 2003, is in like-new condition.
- Recommendation: No corrective action required.

## **Interior Construction**

### **Partitions**

- Analysis: The interior gypsum wallboard on steel studs is in good condition. Partitions are in good condition.
- Recommendation: No corrective action required.

### **Interior Doors**

- Analysis: Interior doors are wood, and are in fair and poor condition.
- Recommendation: Refinish interior wood doors in fair condition and replace those in poor condition.

### **Fittings**

- Analysis: Fittings include electronic locks, which were installed in 2003, and are in like-new condition.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

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

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Interior wall finishes include vinyl wall covering and ceramic tile, and are in fair condition.
- Recommendation: Replace vinyl wall covering and ceramic tile.

### **Floor Finishes**

- Analysis: Floor finishes include carpet, sheet vinyl, and ceramic tile, and finishes are in fair condition.
- Recommendation: Replace carpet, sheet vinyl and ceramic tile.

### **Ceiling Finishes**

- Analysis: Ceilings are gypsum wallboard and acoustical ceiling tile, and are in fair condition.
- Recommendation: Paint gypsum wallboard ceilings and replace acoustical ceiling tile.

## **Conveying**

### **Elevators and Lifts**

- Analysis: There are two elevators, which are in like new condition.
- Recommendation: No corrective action required.

## **Plumbing**

### **Plumbing Fixtures**

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

### **Domestic Water Distribution**

- Analysis: The domestic supply and waste piping is in good condition. The two gas fired P.U.I. boilers are in like-new condition. The hot water storage tanks are failing.
- Recommendation: Replace the hot water storage tanks.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Cooling and heating systems include a Marley cooling tower with Trane centrifugal compressor, condenser and chiller bundle and two Burnham gas fired boilers. The two-pipe system is scheduled for conversion to a four-pipe system in 2003. The air handler for the commons space is in fair condition.
- Recommendation: Replace air handler unit for commons space.

## **Fire Protection**

### **Sprinklers**

- Analysis: Fire sprinklers are being installed in 2003. Fire suppression systems above stoves are missing.
- Recommendation: Install fire suppression systems above stoves.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is supplied by a Siemens 1200 amp service with Siemens sub panels, and is in good condition. Panelboards are inaccessible.
- Recommendation: Correct panelboard location.

### **Communications and Security**

- Analysis: Communications and security systems are in good condition.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: Other equipment is in good condition.

- Recommendation: No corrective action required.

### **Site Preparation**

#### **Site Earthwork**

- Analysis: There are several areas where surface water does not run-off properly, causing erosion around the building foundation.
- Recommendation: Regrade grassed area to achieve run-off.

### **Site Improvements**

#### **Parking Lots**

- Analysis: The parking lot is in fair condition.
- Recommendation: Replace asphalt parking.

### **Site Electrical Utilities**

#### **Site Lighting**

- Analysis: The site 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**

Clean and Dirty Linen Room

Does not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Service Elevator

Does not exist.

Renovation Recommendation: Leave as is. It is felt this deficiency is not critical to the support of the building.

Kitchen Support Spaces, Bar Storage

Exist, is not part of Army Lodging standards.

Renovation Recommendation: Leave as is and note Area in excess of Army Lodging Requirement.

- **Public Spaces**

#### Public Corridors

Existing corridors are only 5' wide in lieu of standard 6' wide corridors.

Renovation Recommendation: It is felt this deficit is not critical to the intent of the standards.

#### Study Rooms, Gear Wash, Bell Cart, Vending

Does not exist/undersized

Renovation Recommendation: Will be included as part of renovation to this building.

#### International Student Offices

Exist, is not part of Army Lodging standards.

Renovation Recommendation: Leave as is and note Area in excess of Army Lodging Requirement.

#### Barber Shop

Exist, is not part of Army Lodging standards.

Renovation Recommendation: Leave as is and note Area in excess of Army Lodging Requirement.

#### Dining Area, Lounge

Exist, is not part of Army Lodging standards.

Renovation Recommendation: Leave as is. To serve as breakfast area for Main Lodging Facility until FY18.

Remaining area to be noted as Area in excess of Army Lodging Requirement.

## 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>7.66%</b>	<b>\$173,891.46</b>
Grassed area/drainage ditch insufficient flow		\$6,672.26
Parking: AC Pavement Damaged or Failing		\$167,219.20
<b>08 Doors &amp; Windows</b>	<b>27.93%</b>	<b>\$634,139.37</b>
Al. Windows - Beyond Useful Life		\$141,123.82
Exterior Steel Door - Beyond expected useful life		\$12,757.15
Wood Door - Beyond Useful Life		\$321,553.98
Wood Door - Damaged or Failing		\$158,704.42
<b>09 Finishes</b>	<b>63.00%</b>	<b>\$1,430,203.59</b>
Acoustical Ceiling Tile: Beyond expect useful life		\$316,295.81
Carpet: Beyond Useful Life		\$240,065.82
Floor Tile: Damaged or Failing		\$65,533.44
Interior ceilings: Paint Failing		\$5,210.88
Sheet Vinyl: Beyond Useful Life		\$53,924.07
Vinyl Wall Covering: Beyond expected useful life		\$440,449.63
Wall Tile: Damaged or Failing		\$308,723.94
<b>13 Special Construction</b>	<b>0.10%</b>	<b>\$2,309.20</b>
CO2 System: Missing or Inadequate		\$2,309.20
<b>15 Mechanical</b>	<b>1.17%</b>	<b>\$26,602.95</b>
Hot water storage tank: Damaged or failing		\$26,602.95
<b>16 Electrical</b>	<b>0.14%</b>	<b>\$3,192.40</b>
Panelboard: Inadequate clearance or inaccessible		\$3,192.40
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$2,270,339.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$12,486.86
Force Protection	9.00%	\$225,887.38
General Conditions	10.00%	\$227,033.90
<b>Total Additional Hard Cost</b>		<b>\$465,408.14</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$273,574.71
SIOH Conus	6.50%	\$195,605.92
Design	10.00%	\$273,574.71
08 MYr Inflation Fct	9.93%	\$345,415.30
<b>Total Soft Cost</b>		<b>\$1,088,170.65</b>

**Total Project**

**\$3,823,917.79**

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>08 Doors &amp; Windows</b>	<b>9.51%</b>	<b>\$5,961.60</b>
Exterior Doors		\$5,961.60
<b>09 Finishes</b>	<b>52.61%</b>	<b>\$32,963.31</b>
Ceiling Finishes		\$9,637.92
Floor Finishes		\$9,273.60
Partitions		\$4,857.40
Wall Finishes		\$9,194.39
<b>11 Equipment</b>	<b>22.02%</b>	<b>\$13,800.00</b>
Other Equipment		\$13,800.00
<b>16 Electrical</b>	<b>15.86%</b>	<b>\$9,936.00</b>
Lighting & Branch Wiring		\$9,936.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$62,660.91</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$344.64
Force Protection	9.00%	\$6,234.45
General Conditions	10.00%	\$6,266.09
<b>Total Additional Hard Cost</b>		<b>\$12,845.17</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$7,550.61
SIOH Conus	6.50%	\$5,398.68
Design	10.00%	\$7,550.61
08 MYr Inflation Fct	9.93%	\$9,533.39
<b>Total Soft Cost</b>		<b>\$30,033.29</b>
<b>Total Project Cost for Renovation</b>		<b>\$105,539.37</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>2.25%</b>	<b>\$360,650.01</b>
Parking Lots		\$224,443.20
Site Earthwork		\$136,206.81
<b>03 Concrete</b>	<b>28.26%</b>	<b>\$4,527,229.33</b>
Floor Construction		\$3,686,105.53
Slab on Grade		\$100,841.20
Stair Construction		\$135,240.00
Standard Foundations		\$605,042.60
<b>04 Masonry</b>	<b>3.45%</b>	<b>\$553,001.58</b>
Exterior Walls		\$553,001.58
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.64%</b>	<b>\$583,029.14</b>
Roof Construction		\$335,402.30
Roof Coverings		\$247,626.84
<b>08 Doors &amp; Windows</b>	<b>8.72%</b>	<b>\$1,397,556.36</b>
Exterior Doors		\$30,925.80
Exterior Windows		\$1,085,600.00
Interior Doors		\$281,030.56
<b>09 Finishes</b>	<b>13.41%</b>	<b>\$2,147,407.35</b>
Ceiling Finishes		\$332,497.59
Floor Finishes		\$815,233.32
Partitions		\$560,254.03
Wall Finishes		\$439,422.42
<b>10 Specialties</b>	<b>0.02%</b>	<b>\$3,118.34</b>
Fittings		\$3,118.34
<b>11 Equipment</b>	<b>3.42%</b>	<b>\$547,400.00</b>
Other Equipment		\$547,400.00
<b>13 Special Construction</b>	<b>4.55%</b>	<b>\$728,471.29</b>
Communications & Security		\$327,933.09
Sprinklers		\$400,538.20
<b>14 Conveying Systems</b>	<b>1.23%</b>	<b>\$197,616.00</b>
Elevators and Lifts		\$197,616.00
<b>15 Mechanical</b>	<b>15.43%</b>	<b>\$2,471,031.68</b>
Cooling Generating Systems		\$968,068.16
Domestic Water Dist		\$483,552.00
Plumbing Fixtures		\$1,019,411.52
<b>16 Electrical</b>	<b>6.54%</b>	<b>\$1,047,607.22</b>
Electrical Service & Distribution		\$1,039,529.62
Site Lighting		\$8,077.60
<b>19 FF&amp;E</b>	<b>9.08%</b>	<b>\$1,455,000.00</b>
Interior FF&E allowance		\$1,455,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$16,019,118.30</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$88,105.15
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$1,601,911.83
<b>Total Additional Hard Cost</b>		<b>\$1,690,016.98</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$885,456.76
SIOH Conus	6.50%	\$1,208,648.48
Design	10.00%	\$1,770,913.53
08 MYr Inflation Fct	9.93%	\$2,142,313.50
<b>Total Soft Cost</b>		<b>\$6,007,332.27</b>
<b>Total Project Cost for Replacement</b>		<b>\$23,716,467.55</b>

**INSERT BUILDING 5678 FLOOR PLANS HERE**



Building 5691, Geronimo Road, Ft. Sill, OK

## Building 5691

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Building 5691, also known as Geronimo Lodge, was constructed in 1988. The 9,861 square foot facility contains 19 family suites with a full kitchen.

### Significant Assumptions

The replacement and renovation cost models are based on 11 family suites and 1 extended stay room.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$928,195.00
Replacement Cost	\$1,509,755.00
Renovation to Replacement Cost Ratio	61.48%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5691 is not recommended.

## Attributes

01.Number of Units Constructed	19
02.Number of Units Used	19
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	19
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	19
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	11
16.Delta renovation	-7

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: Hard goods include a table and three chairs. All hard and soft goods are in fair condition.
- Recommendation: Replace all hard and soft goods.

### **Foundations**

#### **Standard Foundations**

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

#### **Slab on Grade**

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

### **Superstructure**

#### **Floor Construction**

- Analysis: The first floor is slab on grade and the second floor is concrete on steel pans. Both floors are in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof is constructed of wood, and is in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are brick veneer on CMU, and are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The aluminum windows and frames are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Doors**

- Analysis: The metal doors and frames are in good condition.
- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

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

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: The hollow core wood doors are in good condition.
- Recommendation: No corrective action required.

### **Fittings**

- Analysis: The electronic locks are in fair condition.
- Recommendation: No corrective action required.

## **Stairs**

### **Stair Construction**

- Analysis: Stairs are concrete on steel pans, and are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Wall finishes are vinyl wall covering over CMU, and are in fair condition.
- Recommendation: Replace vinyl wall covering.

### **Floor Finishes**

- Analysis: Floor finishes are carpet in the bedrooms and vinyl tile elsewhere, and finishes are in fair condition.
- Recommendation: Replace carpeting and vinyl tile.

### **Ceiling Finishes**

- Analysis: The ceiling paint is in fair condition.
- Recommendation: Repaint ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: Plumbing fixtures are in good condition. The bathtubs are in poor condition.
- Recommendation: Replace bathtubs.

### **Domestic Water Distribution**

- Analysis: Domestic water is served from Building 5690.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Cooling and heating is fed from Building 5690.
- Recommendation: Install individual cooling and heating units.

## **Fire Protection**

### **Sprinklers**

- Analysis: No fire sprinklers exist, and none are needed.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

• Analysis: Electrical service is supplied by a Cutler Hammer 600 amp disconnect with sub panels at each building, and is in good condition.

- Recommendation: No corrective action required.

### **Communications and Security**

• Analysis: There are fire annunciators in each unit, and they are in poor condition.

- Recommendation: Replace with new fire annunciators.

## **Equipment**

### **Other Equipment**

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

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site and earthwork are in good condition.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

• Analysis: Sidewalks and asphalt are in fair condition.

• Recommendation: Replace damaged sidewalk and asphalt parking.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site 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**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 11 family suites and 1 extended stay room. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>6.85%</b>	<b>\$19,049.28</b>
Parking: AC Pavement Damaged or Failing		\$18,289.60
Walks: Concrete Walk Damaged or Failing		\$759.68
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.39%</b>	<b>\$17,773.22</b>
Built-up Roof: Beyond Useful Life		\$17,773.22
<b>09 Finishes</b>	<b>27.71%</b>	<b>\$77,032.16</b>
Carpet: Beyond Useful Life		\$14,758.21
Interior ceilings: Paint Failing		\$4,885.20
VCT: Beyond Useful Life		\$1,958.01
Vinyl Wall Covering: Beyond expected useful life		\$55,430.74
<b>13 Special Construction</b>	<b>3.02%</b>	<b>\$8,381.85</b>
Fire Alarm Command: Beyond Useful Life		\$8,381.85
<b>15 Mechanical</b>	<b>21.84%</b>	<b>\$60,717.89</b>
PTAC: Missing or inadequate		\$35,727.65
Tub: Damaged or failing		\$24,990.24
<b>19 FF&amp;E</b>	<b>34.18%</b>	<b>\$95,000.00</b>
Hard and soft goods: Beyond expected useful life		\$95,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$277,954.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,528.75
Force Protection	9.00%	\$27,655.03
General Conditions	10.00%	\$27,795.40
<b>Total Additional Hard Cost</b>		<b>\$56,979.18</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$33,493.32
SIOH Conus	6.50%	\$23,947.72
Design	10.00%	\$33,493.32
08 MYr Inflation Fct	9.93%	\$42,288.65
<b>Total Soft Cost</b>		<b>\$133,223.01</b>
<b>Total Project</b>		<b>\$468,156.19</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>3.46%</b>	<b>\$19,048.60</b>
Site Development		\$19,048.60
<b>03 Concrete</b>	<b>1.23%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.62%</b>	<b>\$19,956.81</b>
Roof Construction		\$9,842.38
Roof Coverings		\$10,114.43
<b>08 Doors &amp; Windows</b>	<b>3.11%</b>	<b>\$17,139.60</b>
Interior Doors		\$17,139.60
<b>09 Finishes</b>	<b>29.34%</b>	<b>\$161,693.33</b>
Ceiling Finishes		\$29,516.13
Floor Finishes		\$38,196.80
Partitions		\$35,832.42
Wall Finishes		\$58,147.97
<b>10 Specialties</b>	<b>0.16%</b>	<b>\$856.15</b>
Fittings		\$856.15
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$55.20</b>
Other Equipment		\$55.20
<b>13 Special Construction</b>	<b>9.91%</b>	<b>\$54,614.16</b>
Communications & Security		\$24,585.45
Sprinklers		\$30,028.72
<b>15 Mechanical</b>	<b>24.29%</b>	<b>\$133,848.96</b>
Cooling Generating Systems		\$72,576.96
Domestic Water Dist		\$28,980.00
Plumbing Fixtures		\$32,292.00
<b>16 Electrical</b>	<b>13.99%</b>	<b>\$77,113.02</b>
Electrical Service & Distribution		\$77,113.02
<b>19 FF&amp;E</b>	<b>10.89%</b>	<b>\$60,000.00</b>
Interior FF&E allowance		\$60,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$551,087.83</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$3,030.98
Force Protection	9.00%	\$54,830.48
General Conditions	10.00%	\$55,108.78
<b>Total Additional Hard Cost</b>		<b>\$112,970.25</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$66,405.81
SIOH Conus	6.50%	\$47,480.15

Design	10.00%	\$66,405.81
08 MYr Inflation Fct	9.93%	\$83,843.94
<b>Total Soft Cost</b>		<b>\$264,135.71</b>
<b>Total Project Cost for Renovation</b>		<b>\$928,193.78</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.65%</b>	<b>\$37,175.71</b>
Parking Lots		\$9,788.80
Site Earthwork		\$27,386.91
<b>03 Concrete</b>	<b>15.49%</b>	<b>\$157,971.57</b>
Floor Construction		\$90,507.97
Slab on Grade		\$20,235.40
Stair Construction		\$6,762.00
Standard Foundations		\$40,466.20
<b>04 Masonry</b>	<b>6.57%</b>	<b>\$67,017.13</b>
Exterior Walls		\$67,017.13
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.20%</b>	<b>\$73,418.88</b>
Roof Construction		\$23,203.26
Roof Coverings		\$50,215.61
<b>08 Doors &amp; Windows</b>	<b>8.45%</b>	<b>\$86,201.24</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$58,880.00
Interior Doors		\$18,282.24
<b>09 Finishes</b>	<b>13.25%</b>	<b>\$135,118.31</b>
Ceiling Finishes		\$21,604.37
Floor Finishes		\$38,968.15
Partitions		\$40,277.71
Wall Finishes		\$34,268.09
<b>10 Specialties</b>	<b>0.14%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.79%</b>	<b>\$38,640.00</b>
Other Equipment		\$38,640.00
<b>13 Special Construction</b>	<b>4.78%</b>	<b>\$48,721.30</b>
Communications & Security		\$21,932.68
Sprinklers		\$26,788.62
<b>15 Mechanical</b>	<b>23.50%</b>	<b>\$239,637.92</b>
Cooling Generating Systems		\$64,745.92
Domestic Water Dist		\$28,980.00
Plumbing Fixtures		\$145,912.00
<b>16 Electrical</b>	<b>7.30%</b>	<b>\$74,464.34</b>
Electrical Service & Distribution		\$72,444.94
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>5.88%</b>	<b>\$60,000.00</b>
Interior FF&E allowance		\$60,000.00
Total Raw Cost	100.00%	\$1,019,753.76

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,608.65

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$101,975.38
<b>Total Additional Hard Cost</b>		<b>\$107,584.02</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$56,366.89
SIOH Conus	6.50%	\$76,940.80
Design	10.00%	\$112,733.78
08 MYr Inflation Fct	9.93%	\$136,376.56
<b>Total Soft Cost</b>		<b>\$382,418.03</b>
<b>Total Project Cost for Replacement</b>		<b>\$1,509,755.82</b>

**INSERT BUILDING 5691 FLOOR PLANS HERE**



Building 5692, Geronimo Road, Ft. Sill, OK

## Building 5692

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Building 5692, also known as Geronimo Lodge, was constructed in 1988. The 10,494 square foot facility contains 24 family suites with full kitchens.

### Significant Assumptions

The replacement and renovation cost models are based on 16 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,400,415.00
Replacement Cost	\$2,461,870.00
Renovation to Replacement Cost Ratio	56.88%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5692 is not recommended.

## Attributes

01.Number of Units Constructed	24
02.Number of Units Used	24
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	24
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	0
11.Operating as Extended Stay	24
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	16
16.Delta renovation	-8

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: Hard goods include two beds, an armchair, davenport, end table, lamp, dresser, coffee table and nightstand. Soft goods include a TV. All hard and soft goods are in fair condition.
- Recommendation: Replace all hard and soft goods.

### **Foundations**

#### **Standard Foundations**

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

#### **Slab on Grade**

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

### **Superstructure**

#### **Floor Construction**

- Analysis: The first floor is slab on grade concrete and the second floor is concrete on steel pans.
- Recommendation: No corrective action required.

#### **Roof Construction**

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

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are brick veneer over CMU, and are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The aluminum windows and frames are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Doors**

- Analysis: The metal doors and frames are in good condition.
- Recommendation: No corrective action required.

### **Roofing**

#### **Roof Coverings**

- Analysis: The built-up roof is in poor condition.

- Recommendation: Replace built-up roof.

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

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

### **Fittings**

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

## **Stairs**

### **Stair Construction**

- Analysis: The stairs are concrete on steel pans, and are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Wall finishes are vinyl wall covering over CMU, and are in fair condition.
- Recommendation: Replace vinyl wallcovering.

### **Floor Finishes**

- Analysis: Floor finishes are carpet in the bedrooms and vinyl asbestos tile elsewhere, and are in fair condition.
- Recommendation: Replace carpeting and VAT.

### **Ceiling Finishes**

- Analysis: The ceiling paint is in fair condition.
- Recommendation: Repaint ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: Plumbing fixtures are in good condition. The bathtubs are in poor condition.
- Recommendation: Replace bathtubs.

### **Domestic Water Distribution**

- Analysis: Domestic water is served from Building 5690.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Cooling and heating is fed from Building 5690.

- Recommendation: Install individual cooling and heating units.

## **Fire Protection**

### **Sprinklers**

- Analysis: No fire sprinklers exist, and none are needed.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is from a Cutler Hammer 600 amp disconnect with sub panel at each building, and is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: Each unit has a fire annunciator, which is in fair condition.
- Recommendation: Replace with new annunciators.

## **Equipment**

### **Other Equipment**

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

## **Site Preparation**

### **Site Earthwork**

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

## **Site Improvements**

### **Parking Lots**

- Analysis: Sidewalks and asphalt are in fair condition.
- Recommendation: Replace sidewalk and asphalt.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site 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**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 16 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>7.51%</b>	<b>\$24,654.76</b>
Parking: AC Pavement Damaged or Failing		\$23,515.20
Walks: Concrete Walk Damaged or Failing		\$1,139.56
<b>07 Thermal &amp; Moisture Protection</b>	<b>5.52%</b>	<b>\$18,135.94</b>
Built-up Roof: Beyond Useful Life		\$18,135.94
<b>09 Finishes</b>	<b>26.25%</b>	<b>\$86,245.07</b>
Carpet: Beyond Useful Life		\$18,693.57
Interior ceilings: Paint Failing		\$4,885.20
VCT: Beyond Useful Life		\$2,741.18
Vinyl Wall Covering: Beyond expected useful life		\$59,925.12
<b>13 Special Construction</b>	<b>2.72%</b>	<b>\$8,919.90</b>
Fire Alarm Command: Beyond Useful Life		\$8,919.90
<b>15 Mechanical</b>	<b>21.47%</b>	<b>\$70,536.78</b>
PTAC: Missing or inadequate		\$38,975.62
Tub: Damaged or failing		\$31,561.16
<b>19 FF&amp;E</b>	<b>36.53%</b>	<b>\$120,000.00</b>
Hard and soft goods: Beyond expected useful life		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$328,492.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,806.71
Force Protection	9.00%	\$32,683.31
General Conditions	10.00%	\$32,849.20
<b>Total Additional Hard Cost</b>		<b>\$67,339.22</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$39,583.12
SIOH Conus	6.50%	\$28,301.93
Design	10.00%	\$39,583.12
08 MYr Inflation Fct	9.93%	\$49,977.63
<b>Total Soft Cost</b>		<b>\$157,445.81</b>
<b>Total Project</b>		<b>\$553,277.02</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>2.97%</b>	<b>\$24,655.08</b>
Site Development		\$24,655.08
<b>03 Concrete</b>	<b>0.81%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.57%</b>	<b>\$29,646.57</b>
Roof Construction		\$17,488.77
Roof Coverings		\$12,157.80
<b>08 Doors &amp; Windows</b>	<b>3.39%</b>	<b>\$28,185.12</b>
Interior Doors		\$28,185.12
<b>09 Finishes</b>	<b>35.55%</b>	<b>\$295,585.80</b>
Ceiling Finishes		\$53,972.35
Floor Finishes		\$73,878.87
Partitions		\$63,670.06
Wall Finishes		\$104,064.51
<b>10 Specialties</b>	<b>0.21%</b>	<b>\$1,712.30</b>
Fittings		\$1,712.30
<b>11 Equipment</b>	<b>6.20%</b>	<b>\$51,520.00</b>
Other Equipment		\$51,520.00
<b>13 Special Construction</b>	<b>7.99%</b>	<b>\$66,460.80</b>
Communications & Security		\$29,918.40
Sprinklers		\$36,542.40
<b>15 Mechanical</b>	<b>18.41%</b>	<b>\$153,088.00</b>
Cooling Generating Systems		\$88,320.00
Domestic Water Dist		\$184.00
Plumbing Fixtures		\$64,584.00
<b>16 Electrical</b>	<b>11.29%</b>	<b>\$93,840.00</b>
Electrical Service & Distribution		\$93,840.00
<b>19 FF&amp;E</b>	<b>9.62%</b>	<b>\$80,000.00</b>
Interior FF&E allowance		\$80,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$831,455.68</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$4,573.01
Force Protection	9.00%	\$82,725.68
General Conditions	10.00%	\$83,145.57
<b>Total Additional Hard Cost</b>		<b>\$170,444.26</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$100,189.99
SIOH Conus	6.50%	\$71,635.85

Design	10.00%	\$100,189.99
08 MYr Inflation Fct	9.93%	\$126,499.84
<b>Total Soft Cost</b>		<b>\$398,515.67</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,400,415.60</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.97%</b>	<b>\$66,041.05</b>
Parking Lots		\$18,878.40
Site Earthwork		\$47,162.65
<b>03 Concrete</b>	<b>16.08%</b>	<b>\$267,450.38</b>
Floor Construction		\$156,042.98
Slab on Grade		\$34,881.80
Stair Construction		\$6,762.00
Standard Foundations		\$69,763.60
<b>04 Masonry</b>	<b>5.90%</b>	<b>\$98,097.54</b>
Exterior Walls		\$98,097.54
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.58%</b>	<b>\$125,973.81</b>
Roof Construction		\$39,879.99
Roof Coverings		\$86,093.82
<b>08 Doors &amp; Windows</b>	<b>8.50%</b>	<b>\$141,406.76</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$103,040.00
Interior Doors		\$29,327.76
<b>09 Finishes</b>	<b>14.43%</b>	<b>\$239,892.60</b>
Ceiling Finishes		\$38,390.88
Floor Finishes		\$73,821.76
Partitions		\$68,993.16
Wall Finishes		\$58,686.80
<b>10 Specialties</b>	<b>0.08%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>3.10%</b>	<b>\$51,520.00</b>
Other Equipment		\$51,520.00
<b>13 Special Construction</b>	<b>5.05%</b>	<b>\$83,995.37</b>
Communications & Security		\$37,811.87
Sprinklers		\$46,183.50
<b>15 Mechanical</b>	<b>20.62%</b>	<b>\$342,817.76</b>
Cooling Generating Systems		\$111,621.76
Domestic Water Dist		\$52,992.00
Plumbing Fixtures		\$178,204.00
<b>16 Electrical</b>	<b>7.47%</b>	<b>\$124,269.92</b>
Electrical Service & Distribution		\$122,250.52
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>7.22%</b>	<b>\$120,000.00</b>
Interior FF&E allowance		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,662,852.55</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,145.69

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$166,285.26
<b>Total Additional Hard Cost</b>		<b>\$175,430.94</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$91,914.17
SIOH Conus	6.50%	\$125,462.85
Design	10.00%	\$183,828.35
08 MYr Inflation Fct	9.93%	\$222,381.25
<b>Total Soft Cost</b>		<b>\$623,586.62</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,461,870.12</b>

**INSERT BUILDING 5692 FLOOR PLANS HERE**



Building 5693, Geronimo, Road, Ft. Sill, OK

## Building 5693

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Building 5693, also known as Geronimo Lodge, was constructed in 1988. The 13,731 square foot facility contains 32 family suites with full kitchens.

### Significant Assumptions

The replacement and renovation cost models are based on 20 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### Cost Analysis

Renovation Cost	\$1,567,040.00
Replacement Cost	\$2,327,555.00
Renovation to Replacement Cost Ratio	67.33%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5693 is not recommended.

## Attributes

01.Number of Units Constructed	32
02.Number of Units Used	32
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	32
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	0
11.Operating as Extended Stay	32
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	20
16.Delta renovation	-12

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: Hard goods include two beds, an armchair, davenport, end table, lamp, dresser, coffee table and nightstand. Soft goods include a TV. All hard and soft goods are in fair condition.
- Recommendation: Replace all hard and soft goods.

### **Foundations**

#### **Standard Foundations**

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

#### **Slab on Grade**

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

### **Superstructure**

#### **Floor Construction**

- Analysis: Floor construction is slab on grade or concrete on steel pans. Floors are in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof construction is wood, and is in good condition.
- Recommendation: No corrective action required.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are brick veneer over CMU, and are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Windows**

- Analysis: The aluminum windows and frames are in good condition.
- Recommendation: No corrective action required.

#### **Exterior Doors**

- Analysis: The metal doors and frames are in good condition.
- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

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

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

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

### **Fittings**

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

## **Stairs**

### **Stair Construction**

- Analysis: The stairs are concrete on steel pan, and are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: The wall finishes are vinyl wall covering over CMU, and are in fair condition.
- Recommendation: Replace vinyl wall covering.

### **Floor Finishes**

- Analysis: Floor finishes include carpet in the bedrooms and vinyl asbestos tile elsewhere, and finishes are in fair condition.
- Recommendation: Replace carpeting and VAT.

### **Ceiling Finishes**

- Analysis: The ceiling paint is in fair condition.
- Recommendation: Repaint ceilings.

## **Plumbing**

### **Plumbing Fixtures**

- Analysis: Plumbing fixtures are in good condition. The bathtubs are in poor condition.
- Recommendation: Replace all bathtubs.

### **Domestic Water Distribution**

- Analysis: Domestic water is served from Building 5690.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: Cooling and heating is fed from Building 5690.
- Recommendation: Install individual cooling units.

## **Fire Protection**

### **Sprinklers**

- Analysis: There is no fire sprinkler system installed.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: Electrical service is from a Cutler Hammer 600 amp disconnect with sub panel at each building, and is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: Each unit has a fire annunciator.
- Recommendation: Replace with new annunciators.

## **Equipment**

### **Other Equipment**

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

## **Site Preparation**

### **Site Earthwork**

- Analysis: The site and earthwork are in good condition.
- Recommendation: No corrective action required.

## **Site Improvements**

### **Parking Lots**

- Analysis: Sidewalks and asphalt are in fair condition.
- Recommendation: Replace sidewalk and asphalt.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: The site 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**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 20 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>7.42%</b>	<b>\$29,500.48</b>
Parking: AC Pavement Damaged or Failing		\$28,740.80
Walks: Concrete Walk Damaged or Failing		\$759.68
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.39%</b>	<b>\$25,390.31</b>
Built-up Roof: Beyond Useful Life		\$25,390.31
<b>09 Finishes</b>	<b>29.43%</b>	<b>\$117,007.84</b>
Carpet: Beyond Useful Life		\$26,564.67
Interior ceilings: Paint Failing		\$6,920.70
VCT: Beyond Useful Life		\$3,622.31
Vinyl Wall Covering: Beyond expected useful life		\$79,900.16
<b>13 Special Construction</b>	<b>2.94%</b>	<b>\$11,671.35</b>
Fire Alarm Command: Beyond Useful Life		\$11,671.35
<b>15 Mechanical</b>	<b>23.65%</b>	<b>\$94,049.03</b>
PTAC: Missing or inadequate		\$51,967.49
Tub: Damaged or failing		\$42,081.54
<b>19 FF&amp;E</b>	<b>30.18%</b>	<b>\$120,000.00</b>
Hard and soft goods: Beyond expected useful life		\$120,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$397,619.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,186.90
Force Protection	9.00%	\$39,561.10
General Conditions	10.00%	\$39,761.90
<b>Total Additional Hard Cost</b>		<b>\$81,509.91</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$47,912.89
SIOH Conus	6.50%	\$34,257.72
Design	10.00%	\$47,912.89
08 MYr Inflation Fct	9.93%	\$60,494.79
<b>Total Soft Cost</b>		<b>\$190,578.29</b>
<b>Total Project</b>		<b>\$669,707.20</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.17%</b>	<b>\$29,499.80</b>
Site Development		\$29,499.80
<b>03 Concrete</b>	<b>0.73%</b>	<b>\$6,762.00</b>
Stair Construction		\$6,762.00
<b>07 Thermal &amp; Moisture Protection</b>	<b>3.34%</b>	<b>\$31,080.61</b>
Roof Construction		\$17,013.96
Roof Coverings		\$14,066.64
<b>08 Doors &amp; Windows</b>	<b>2.87%</b>	<b>\$26,661.60</b>
Interior Doors		\$26,661.60
<b>09 Finishes</b>	<b>29.79%</b>	<b>\$277,162.59</b>
Ceiling Finishes		\$50,599.08
Floor Finishes		\$64,311.13
Partitions		\$61,941.47
Wall Finishes		\$100,310.91
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$1,426.92</b>
Fittings		\$1,426.92
<b>11 Equipment</b>	<b>6.92%</b>	<b>\$64,400.00</b>
Other Equipment		\$64,400.00
<b>13 Special Construction</b>	<b>8.33%</b>	<b>\$77,493.29</b>
Communications & Security		\$34,884.85
Sprinklers		\$42,608.44
<b>15 Mechanical</b>	<b>22.19%</b>	<b>\$206,481.12</b>
Cooling Generating Systems		\$102,981.12
Domestic Water Dist		\$49,680.00
Plumbing Fixtures		\$53,820.00
<b>16 Electrical</b>	<b>11.76%</b>	<b>\$109,417.44</b>
Electrical Service & Distribution		\$109,417.44
<b>19 FF&amp;E</b>	<b>10.75%</b>	<b>\$100,000.00</b>
Interior FF&E allowance		\$100,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$930,385.37</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,117.12
Force Protection	9.00%	\$92,568.69
General Conditions	10.00%	\$93,038.54
<b>Total Additional Hard Cost</b>		<b>\$190,724.35</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$112,110.97
SIOH Conus	6.50%	\$80,159.34

Design	10.00%	\$112,110.97
08 MYr Inflation Fct	9.93%	\$141,551.26
<b>Total Soft Cost</b>		<b>\$445,932.54</b>
<b>Total Project Cost for Renovation</b>		<b>\$1,567,042.26</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>3.84%</b>	<b>\$60,405.71</b>
Parking Lots		\$15,382.40
Site Earthwork		\$45,023.31
<b>03 Concrete</b>	<b>16.29%</b>	<b>\$256,109.08</b>
Floor Construction		\$149,453.48
Slab on Grade		\$33,299.40
Stair Construction		\$6,762.00
Standard Foundations		\$66,594.20
<b>04 Masonry</b>	<b>6.02%</b>	<b>\$94,698.12</b>
Exterior Walls		\$94,698.12
<b>07 Thermal &amp; Moisture Protection</b>	<b>7.67%</b>	<b>\$120,597.84</b>
Roof Construction		\$38,386.36
Roof Coverings		\$82,211.49
<b>08 Doors &amp; Windows</b>	<b>7.96%</b>	<b>\$125,163.24</b>
Exterior Doors		\$9,039.00
Exterior Windows		\$88,320.00
Interior Doors		\$27,804.24
<b>09 Finishes</b>	<b>14.42%</b>	<b>\$226,636.18</b>
Ceiling Finishes		\$36,633.59
Floor Finishes		\$64,345.19
Partitions		\$67,016.97
Wall Finishes		\$58,640.43
<b>10 Specialties</b>	<b>0.09%</b>	<b>\$1,387.36</b>
Fittings		\$1,387.36
<b>11 Equipment</b>	<b>4.10%</b>	<b>\$64,400.00</b>
Other Equipment		\$64,400.00
<b>13 Special Construction</b>	<b>5.10%</b>	<b>\$80,179.42</b>
Communications & Security		\$36,094.06
Sprinklers		\$44,085.36
<b>15 Mechanical</b>	<b>20.59%</b>	<b>\$323,670.72</b>
Cooling Generating Systems		\$106,550.72
Domestic Water Dist		\$49,680.00
Plumbing Fixtures		\$167,440.00
<b>16 Electrical</b>	<b>7.56%</b>	<b>\$118,881.94</b>
Electrical Service & Distribution		\$116,862.54
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>6.36%</b>	<b>\$100,000.00</b>
Interior FF&E allowance		\$100,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$1,572,129.60</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,646.71

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$157,212.96
<b>Total Additional Hard Cost</b>		<b>\$165,859.67</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$86,899.46
SIOH Conus	6.50%	\$118,617.77
Design	10.00%	\$173,798.93
08 MYr Inflation Fct	9.93%	\$210,248.43
<b>Total Soft Cost</b>		<b>\$589,564.59</b>
<b>Total Project Cost for Replacement</b>		<b>\$2,327,553.86</b>

**INSERT BUILDING 5693 FLOOR PLANS HERE**



*Building 5715, Little House on the Prairie, Gruber Road, Ft. Sill, OK*

## **Building 5715**

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Building 5715, also known as the Little House on the Prairie, was constructed in 1940. The 1,279 square foot facility contains one housing unit. The building is functioning as a family suite for high-ranking visitors.

### **Significant Assumptions**

The replacement and renovation cost models are based on 2 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include 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 92% for Ft Sill.

### **Cost Analysis**

Renovation Cost	\$157,030.00
Replacement Cost	\$281,715.00
Renovation to Replacement Cost Ratio	55.74%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 5715 is not recommended.

## **Attributes**

01.Number of Units Constructed	1
02.Number of Units Used	1
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	1
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	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	1

## **Condition Analysis/Recommendation**

### **FF&E**

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

- Analysis: Hard goods include a washer and dryer, a gas stove with oven, microwave, refrigerator, dishwasher, sink, cabinets, and a toaster.
- Recommendation: Replace hard and soft goods.

### **Foundations**

#### **Standard Foundations**

- Analysis: Foundation is slab on grade, cast in place concrete on compacted soil. 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 structure is wood frame construction with a crawl space. The floor framing appears to be in good condition.
- Recommendation: No corrective action required.

#### **Roof Construction**

- Analysis: The roof consists of wood decking. The fascia and soffit are in poor condition. The roof structure appears to be in good condition.
- Recommendation: Replace fascia and soffit.

### **Exterior Enclosure**

#### **Exterior Walls**

- Analysis: Exterior walls are stucco on wood walls, and are in fair condition.
- Recommendation: Repair stucco walls where damaged.

#### **Exterior Windows**

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

#### **Exterior Doors**

- Analysis: Doors consist of a metal clad door with storm door at the back of house, and a wood door on front of house. The doors are in good condition.
- Recommendation: No corrective action required.

## **Roofing**

### **Roof Coverings**

- Analysis: The wood shakes and gutter system are in fair condition.
- Recommendation: Replace roof coverings

## **Interior Construction**

### **Partitions**

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

### **Interior Doors**

- Analysis: Doors are solid wood in wood frames, and are in good condition.
- Recommendation: No corrective action required.

## **Interior Finishes**

### **Wall Finishes**

- Analysis: Wall finishes are vinyl wallcoverings on plaster and lath, with ceramic tile in bathrooms.
- Recommendation: Replace vinyl wallcoverings.

### **Floor Finishes**

- Analysis: Floor finishes include carpet in rooms, sheet vinyl in the kitchen, and ceramic mosaic tile in the bathroom . The floor finishes are in fair condition.
- Recommendation: Replace carpet, sheet vinyl and ceramic tile.

### **Ceiling Finishes**

- Analysis: The ceiling is textured plaster on wood lath, and is in fair condition.
- Recommendation: Paint ceiling.

## **Plumbing**

### **Plumbing Fixtures**

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

### **Domestic Water Distribution**

- Analysis: The 40-gallon Rheem hot water gas heater and piping are in good condition.
- Recommendation: No corrective action required.

## **HVAC**

### **Cooling Generating Systems**

- Analysis: The gas fired Rheem forced air system with condensing unit is in good condition.
- Recommendation: No corrective action required.

## **Fire Protection**

### **Sprinklers**

- Analysis: No fire sprinklers exist and none are required.
- Recommendation: No corrective action required.

## **Electrical**

### **Electrical Service/Distribution**

- Analysis: There is a 100 amp service squared main D. The electrical service is in good condition.
- Recommendation: No corrective action required.

### **Communications and Security**

- Analysis: The building has a fire annunciator.
- Recommendation: No corrective action required.

## **Equipment**

### **Other Equipment**

- Analysis: All other equipment is in good condition.
- Recommendation: No corrective action required.

## **Site Preparation**

### **Site Earthwork**

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

## **Site Improvements**

### **Parking Lots**

- Analysis: The three asphalt parking spaces are in fair condition.
- Recommendation: Replace asphalt parking.

## **Site Electrical Utilities**

### **Site Lighting**

- Analysis: No site lighting exists.
- Recommendation: Install pole with light.

## **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 of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 5676, and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 2 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 5676, 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>9.95%</b>	<b>\$4,156.56</b>
Parking: AC Pavement Damaged or Failing		\$1,959.60
Sewer piping: Beyond expected useful life		\$2,196.96
<b>07 Thermal &amp; Moisture Protection</b>	<b>12.14%</b>	<b>\$5,067.81</b>
Fascia: Damaged or Failing		\$570.74
Soffit: Damaged or failing		\$815.78
Wood Shingle Roof: Beyond Useful Life		\$3,681.29
<b>09 Finishes</b>	<b>58.56%</b>	<b>\$24,451.10</b>
Carpet: Beyond Useful Life		\$2,705.62
Floor Tile: Damaged or Failing		\$511.98
Interior ceilings: Paint Failing		\$651.36
Sheet Vinyl: Beyond Useful Life		\$489.35
Stucco Wall: Damaged or Failing		\$12,851.84
Vinyl Wall Covering: Beyond expected useful life		\$7,240.95
<b>16 Electrical</b>	<b>7.38%</b>	<b>\$3,082.00</b>
Inadequate exterior Lighting		\$3,082.00
<b>19 FF&amp;E</b>	<b>11.97%</b>	<b>\$5,000.00</b>
Hard and soft goods: Beyond expected useful life		\$5,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$41,757.00</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$229.66
Force Protection	9.00%	\$4,154.61
General Conditions	10.00%	\$4,175.70
<b>Total Additional Hard Cost</b>		<b>\$8,559.98</b>

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

Parameter Name	Percent	Amount
Contingency	10.00%	\$5,031.70
SIOH Conus	6.50%	\$3,597.66
Design	10.00%	\$5,031.70
08 MYr Inflation Fct	9.93%	\$6,353.02
<b>Total Soft Cost</b>		<b>\$20,014.08</b>
<b>Total Project</b>		<b>\$70,331.05</b>

## Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

### Summary of Project Renovation Cost

<b>CSI</b>	<b>Percent</b>	<b>Amount</b>
<b>02 Site Work</b>	<b>7.51%</b>	<b>\$7,000.28</b>
Site Development		\$7,000.28
<b>07 Thermal &amp; Moisture Protection</b>	<b>6.18%</b>	<b>\$5,762.39</b>
Roof Construction		\$1,701.40
Roof Coverings		\$4,061.00
<b>08 Doors &amp; Windows</b>	<b>6.13%</b>	<b>\$5,713.20</b>
Interior Doors		\$5,713.20
<b>09 Finishes</b>	<b>29.77%</b>	<b>\$27,756.30</b>
Ceiling Finishes		\$5,059.91
Floor Finishes		\$6,471.15
Partitions		\$6,194.15
Wall Finishes		\$10,031.09
<b>10 Specialties</b>	<b>0.15%</b>	<b>\$142.69</b>
Fittings		\$142.69
<b>11 Equipment</b>	<b>0.01%</b>	<b>\$9.20</b>
Other Equipment		\$9.20
<b>13 Special Construction</b>	<b>7.60%</b>	<b>\$7,083.61</b>
Communications & Security		\$3,188.80
Sprinklers		\$3,894.81
<b>15 Mechanical</b>	<b>21.20%</b>	<b>\$19,763.44</b>
Cooling Generating Systems		\$9,413.44
Domestic Water Dist		\$4,968.00
Plumbing Fixtures		\$5,382.00
<b>16 Electrical</b>	<b>10.73%</b>	<b>\$10,001.78</b>
Electrical Service & Distribution		\$10,001.78
<b>19 FF&amp;E</b>	<b>10.73%</b>	<b>\$10,000.00</b>
Interior FF&E allowance		\$10,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$93,232.90</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Spirit	0.50%	\$512.78
Force Protection	9.00%	\$9,276.21
General Conditions	10.00%	\$9,323.29
<b>Total Additional Hard Cost</b>		<b>\$19,112.28</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	10.00%	\$11,234.52
SIOH Conus	6.50%	\$8,032.68
Design	10.00%	\$11,234.52
08 MYr Inflation Fct	9.93%	\$14,184.70

<b>Total Soft Cost</b>	<b>\$44,686.41</b>
<b>Total Project Cost for Renovation</b>	<b>\$157,031.59</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

CSI	Percent	Amount
<b>02 Site Work</b>	<b>5.53%</b>	<b>\$10,516.06</b>
Parking Lots		\$2,097.60
Site Earthwork		\$8,418.46
<b>03 Concrete</b>	<b>10.37%</b>	<b>\$19,724.80</b>
Floor Construction		\$7,360.00
Slab on Grade		\$6,182.40
Standard Foundations		\$6,182.40
<b>04 Masonry</b>	<b>13.12%</b>	<b>\$24,972.53</b>
Exterior Walls		\$24,972.53
<b>07 Thermal &amp; Moisture Protection</b>	<b>10.25%</b>	<b>\$19,511.70</b>
Roof Construction		\$3,704.49
Roof Coverings		\$15,807.21
<b>08 Doors &amp; Windows</b>	<b>17.39%</b>	<b>\$33,084.12</b>
Exterior Doors		\$5,671.80
Exterior Windows		\$22,080.00
Interior Doors		\$5,332.32
<b>09 Finishes</b>	<b>12.61%</b>	<b>\$23,992.26</b>
Ceiling Finishes		\$4,032.25
Floor Finishes		\$7,338.26
Partitions		\$6,734.33
Wall Finishes		\$5,887.41
<b>11 Equipment</b>	<b>3.38%</b>	<b>\$6,440.00</b>
Other Equipment		\$6,440.00
<b>13 Special Construction</b>	<b>3.91%</b>	<b>\$7,443.61</b>
Communications & Security		\$3,350.86
Sprinklers		\$4,092.75
<b>15 Mechanical</b>	<b>10.64%</b>	<b>\$20,241.84</b>
Cooling Generating Systems		\$9,891.84
Domestic Water Dist		\$4,968.00
Plumbing Fixtures		\$5,382.00
<b>16 Electrical</b>	<b>7.54%</b>	<b>\$14,355.68</b>
Electrical Service & Distribution		\$12,336.28
Site Lighting		\$2,019.40
<b>19 FF&amp;E</b>	<b>5.26%</b>	<b>\$10,000.00</b>
Interior FF&E allowance		\$10,000.00
<b>Total Raw Cost</b>	<b>100.00%</b>	<b>\$190,282.60</b>

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

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,046.55
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$19,028.26
<b>Total Additional Hard Cost</b>		<b>\$20,074.81</b>

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

<b>Parameter Name</b>	<b>Percent</b>	<b>Amount</b>
Contingency	5.00%	\$10,517.87
SIOH Conus	6.50%	\$14,356.89
Design	10.00%	\$21,035.74
08 MYr Inflation Fct	9.93%	\$25,447.40
<b>Total Soft Cost</b>		<b>\$71,357.91</b>
<b>Total Project Cost for Replacement</b>		<b>\$281,715.32</b>

**INSERT BUILDING 5715 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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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.	3 station / 250 s.f.	3 station / 250 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. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	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	Numer of stairs based on plan @ 230 s.f. each	
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	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 / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 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	See Note	See Note	See Note	See Note	See Note	See Note	See Note	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	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	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.	-	-	0 50-99 units 120 100-149 units	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 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	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.