

Army Lodging Wellness Recommendation



Fort Tripler/Shafter - Final Submittal

August 22, 2003

3D/I

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Section 1 Wellness Recommendation

Introduction

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Tripler/Shafter 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

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 all of the existing Lodging buildings 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

Based on the historic and expected demand pattern at this facility, it is our recommendation that the number of rooms be sized using the “80% of Official Demand Excluding Exodus Months” criterion. Using this criterion, we expect an occupancy rate of 85% which meets 82% of the projected official demand.

Room Count and Mix Recommendation

185 rooms

Proposed room mix:

- 47 standard guest rooms;
- 71 extended-stay guest rooms offering a kitchenette;
- 67 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

The demand analysis has determined a need of 185 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Fort Tripler/Shafter Wellness Plan will be 186 rooms.

Lodging Summary

The following Lodging for Fort Tripler/Shafter 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.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	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
Wellness Recommendation based on Demand Analysis						185	47	71	67
Existing Lodging Facilities									
220D	16			16		0			
222C	24			24		0			
226E	15			15		0			
228B	38			38		0			
719	7		2	5		0			
Totals	100	0	2	98	0	0	0	0	0
New Proposed Lodging Facility									
						186	47	71	68
Total Lodging Rooms									
						186	47	71	68

Summary of Room Count and Mix based on Configuration

- 186 rooms
 - 47 standard guest rooms;
 - 71 extended-stay guest rooms offering a kitchenette;
 - 68 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging 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
Existing Lodging Facilities									
220D	16	\$ 2,136,965	****	\$ 2,929,115	72.96%	0			
222C	24	\$ 3,013,530	****	\$ 3,613,210	83.40%	0			
226E	15	\$ 2,034,295	****	\$ 2,929,115	69.45%	0			
228B	38	\$ 5,259,925	****	\$ 5,205,320	101.05%	0			
719	7	\$ 716,945	****	\$ 1,402,785	51.11%	0			
Totals	100					0	\$ -	\$ -	\$ -
New Proposed Lodging Facility									
						186	\$ 33,459,105		\$ 33,459,105
Total									
						186	\$ 33,459,105	\$ -	\$ 33,459,105

- * 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 new construction costs on-post. The new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	New Building
Cost per Room at Fort Tripler/Shafter	\$ 77.71
Off-Post Cost per Room	\$ 84.87
Difference between On-Post and Off-Post Lodging per room	\$ 7.16
% Savings of On-Post to Off-Post Lodging	8.4%

The Cost Per Room at Fort Tripler/Shafter 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 of 8.4%, it is our recommendation that the Army construct a new Lodging facility at Fort Tripler/Shafter 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

The Wellness Recommendation for Fort Tripler/Shafter is to construct a new main Lodging facility to accommodate the public and back-of-the-house spaces and 186 rooms to meet the 185 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. A synopsis of recommended building actions follows:

- Construct a new Lodging facility to include 186 rooms. This building will be planned to include public and back-of-the-house Lodging functions for the total Lodging inventory.
- Remove all other existing Lodging buildings from the Lodging inventory due to the condition of existing building systems and/or the cost to renovate to meet Army functional criteria.

Cost Summary

The cost for this recommendation will be:

New Lodging Facility	\$33,459,105
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Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 228B, 222C, 220D, 226E, and 719.
- Remove 220D from Lodging inventory.
- Demolish building 220D, for the new Lodging facility. Since this building is over 50 years old, the installation will need to determine requirements for removal of this building.
- Construct new Lodging facility prior to removing remaining existing Lodging facilities from inventory.
- Remove buildings 228B, 222C, 226E, and 719 from Lodging inventory.

Installation Summary

Section 2 Lodging Master Plan



Fort Shafter, established in 1906 and located on the island of Oahu, supports the Tripler Army Medical Center. Located on Moanalua Ridge near Fort Shafter, on the Aliamanu Military Reservation, Tripler serves as the focal point of the premier health care system in the Pacific Basin.

Fort Shafter and the Tripler Army Medical Center are constrained by available land, and all current planning incorporates specific installation requirements, including land use, future development, and architectural compatibility. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses and are incorporated into the recommendations of the Lodging Wellness Plan.

The character of Fort Shafter and the Tripler Army Medical Center has been preserved and enhanced through the use of masonry and stucco. Medium to low sloped tile roofs, light toned stucco and exterior openings, and long, low building masses typically exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities supporting Fort Shafter and the Tripler Army Medical Center were constructed after World War II and are located on Fort Shafter and Tripler Medical Center. A thorough condition and functional assessment 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. The primary Lodging area is located adjacent to the Tripler Hospital. The current site is recommended for planning future Lodging construction.

The proposed Fort Tripler/Shafter Lodging Master Plan reflects 186 Lodging rooms with replacement of the existing Lodging buildings in 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 will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Siting of the new 186 room Lodging facility is recommended adjacent to the Tripler Hospital and where existing Lodging building 220D is sited.

This is based on available land and the Fort Tripler/Shafter General Plan. The installation will need to take required procedures to remove building 220D as this building is over 50 years old.

Existing Lodging Facilities

Building 220D

Building 220D, constructed in 1946 as nurse quarters, is a 2-story historical structure housing 16 multi-room suites. Although this facility was renovated, it does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To make condition assessment improvements to Building 220D will exceed the 50% replacement cost.

Our recommendation is to remove building 220D from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Tripler/Shafter Wellness Solution and Lodging Master Plan.



Building 222C

Building 222C, constructed in 1946 as nurse quarters, is a 2-story historical structure housing 24 multi-room suites. Although this facility was renovated, it does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To make condition assessment improvements to Building 222C will exceed the 50% replacement cost.

Our recommendation is to remove building 222C from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Tripler/Shafter Wellness Solution and Lodging Master Plan.



Building 226E

Building 226E, constructed in 1946 as nurse quarters, is a 2-story historic structure housing 15 multi-room suites. Although this facility was renovated, it does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To make condition assessment improvements to Building 226E will exceed the 50% replacement cost.

Our recommendation is to remove building 226E from the Lodging inventory, allowing the installation to determine an alternate use for this



facility. This facility will be removed from the Fort Tripler/Shafter Wellness Solution and Lodging Master Plan.

Building 228B



Building 228B, constructed in 1946 as nurse quarters, is a 2-story historical structure housing 38 multi-room suites. Although this facility was renovated, it does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To make condition assessment improvements to Building 228C will exceed the 50% replacement cost.

Our recommendation is to remove building 228C from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Tripler/Shafter Wellness Solution and Lodging Master Plan.

Building 719 (Hale Ali'i)



Building 719, constructed in 1958, is a 2-story structure housing 2 extended stay rooms, 5 family suites. Although this facility was renovated, it does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To make condition assessment improvements to Building 719 will exceed the 50% replacement cost.

Our recommendation is to remove building 719 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Tripler/Shafter Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new Lodging facility includes 186 rooms: 47 standard rooms, 71 extended stay rooms, and 68 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 proposed new construction will be sited adjacent to the existing Lodging facilities based on available land and the increased Lodging requirement. With the limited land, it is recommended that building 220D be removed to make room for this new Lodging facility. The installation

will need to determine requirements for removal of this building, since it is over 50 years old.

The lobby will be constructed of glass exterior curtain walls to enhance the view to the ocean, while allowing maximum view and circulation. The proposed building construction is steel frame with CMU infill walls, sloped red tile roofing, and a pink stucco exterior veneer. The architectural guidance for Fort Tripler/Shafter and the Tripler Army Medical Center is specific and is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The core area will maintain a 3-story height, tapering to 2-story, providing a pedestrian scale and emphasis for the families. The entrance will be further emphasized by a one-story height covered drop-off area.

Areas and Occupancy

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

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			117,040	120,297
Public Areas			32,638	33,927
Exterior Entrance	N/A	N/A		-
Vestibule	1	1	-	-
Lobby (includes vestibule)	1	500-800	500-800	1,176
Front Desk	3 stations	150	150	205
Bell Cart Station	3	12	36	188
Breakfast Bar (Seat/Svc) - min.	1	550	550	950
Passenger Elevators	2 elev. @ 3 floors	64	384	384
Stairs	8	230	5,520	4,263
Public Corridors	-	-	21,000	21,060
Public Telephone Area	2	6	12	12
Vending - Full Service	2	70	140	588
Vending - Ice Only	1	30	30	186
Women - Lobby	1	200	200	198
Men - Lobby	1	200	200	198
Multi-Purpose Room - (250 s.f. min.)	1	250	250	286
Study Rooms (1 per 25 ext stay units)	3	250	750	1,458
Guest Laundries (2 sets w/d per 75 units)	3	192	576	1,098
Gear Wash Rooms - (170 s.f. min.)	8	170	1,360	971
Guest Bulk Storage (1 per 4 family suites)	17	25 ea. 40 w/circ.	680	706
Guest Rooms	186		66,000	66,000
Guest Room - Standard	47	300	14,100	14,100
Guest Room - Ext. Stay	71	300	21,300	21,300
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	
Back-of-House Areas			8,738	10,961
Manager's Office	1	180	180	200
Assistant Manager Offices	1	120	120	120
Front Office Manager	1	100	100	100
Admin. Offices	2 staff	200-250	200-250	511
Cash Room	1	75	75	98
Luggage Storage	1	75	75	75
Admin. Conference Room	1	250	250	286
Housekeeping Office	1	120	120	120
Dirty/Clean Linen Storage	-	50	-	-
In-House Laundry - (500 s.f. minimum)	1	500	500	613
Receiving Office	1	75	75	88
Maintenance Area	1	175	175	366
Kitchen Prep Room	1	150	150	159
Break Room	1	210	210	212
Staff Toilet - Men	1	100	100	88
Staff Toilet - Women	1	100	100	88
Access Corridor	-	-	1,000	980
Receiving -min.	1	150	150	225
Housekeeping Rooms	1 per 15 units	128	1,664	1,927
Service Elevator	1	80	240	234
Data/Commo Room	1	100	100	155
Switch Closets	4	16	64	426
Janitor Closet	1	50	50	184
Mechanical Room	-	-	1,486	1,617
General Storage Room - (500 s.f. min.)	1	500	500	980
Bulk Storage Room - (500 s.f. min.)	1	500	500	611
Electrical Room	3	140	420	420
Elevator Equipment Room	1	84	84	78
Exterior			400	
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 \$33,459,105

- The cost is for the initial building of 186 rooms.
- All costs are adjusted by the Area Cost Factor of 170% for Fort Tripler/Shafter.

Cost Analysis

Summary of Project Replacement Cost (based on 121,936 s.f.)

CSI	Percent	Amount
02 Site Work	3.61%	\$815,342.10
Parking Lots		\$264,860.00
Site Earthwork		\$550,482.10
03 Concrete	21.39%	\$4,835,185.49
Floor Construction		\$3,353,890.49
Slab on Grade		\$345,338.00
Stair Construction		\$99,960.00
Standard Foundations		\$1,035,997.00
04 Masonry	4.56%	\$1,031,665.01
Exterior Walls		\$1,031,665.01
07 Thermal & Moisture Protection	6.25%	\$1,411,414.33

Roof Construction		\$564,469.02
Roof Coverings		\$846,945.31
08 Doors & Windows	7.68%	\$1,736,609.50
Exterior Doors		\$36,534.70
Exterior Windows		\$1,332,800.00
Interior Doors		\$367,274.80
09 Finishes	17.12%	\$3,869,314.16
Ceiling Finishes		\$915,760.40
Floor Finishes		\$1,280,545.46
Partitions		\$923,517.05
Wall Finishes		\$749,491.24
10 Specialties	0.03%	\$5,762.15
Fittings		\$5,762.15
11 Equipment	3.79%	\$856,008.65
Commercial Equipment		\$25,712.50
Other Equipment		\$830,296.15
13 Special Construction	5.52%	\$1,247,340.39
Communications & Security		\$561,510.37
Sprinklers		\$685,830.01
14 Conveying Systems	1.62%	\$365,160.00
Elevators and Lifts		\$365,160.00
15 Mechanical	16.42%	\$3,710,023.90
Cooling Generating Systems		\$1,657,595.20
Domestic Water Dist		\$679,320.00
Plumbing Fixtures		\$1,373,108.70
16 Electrical	7.90%	\$1,785,887.40
Electrical Service & Distribution		\$1,774,692.90
Site Lighting		\$11,194.50
19 FF&E	4.12%	\$930,000.00
Interior FF&E allowance		\$930,000.00
Total Raw Cost	100.00%	\$22,599,713.00

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$124,298.42
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$2,259,971.30
Total Additional Hard Cost		\$2,384,269.73

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$1,249,199.14
SIOH Conus	6.50%	\$1,705,156.83
Design	10.00%	\$2,498,398.28
08 MYr Inflation Fct	9.93%	\$3,022,367.99
Total Soft Cost		\$8,475,122.24
Total Project Cost for Replacement		\$33,459,105.05

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

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

Overview

Section 3 Demand Analysis

Located in Honolulu, Hawaii, Fort Shafter is Headquarters for the United States Army Pacific and Pacific Ocean Division, United States Army Support Command, Hawaii Pacific Ocean Division and Army Corps of Engineers. Fort Shafter's mission is to support these Headquarters as well as other Army subordinate commands such as the Ninth Army Reserve Command. Fort Shafter is located adjacent to Tripler Army Medical Center (AMC), the largest military medical treatment facility in the Pacific. Every summer, Tripler AMC serves as a deployment site for several field hospital reserve units located in the continental United States (CONUS).

The populations at Tripler AMC and Fort Shafter varied greatly over the last five years. Tripler AMC's population increased 26%, and Fort Shafter's increased 6%; the aggregate increase was approximately 15%. Per ASIP population data, in the next five years Fort Shafter should receive 300 active duty military personnel but civilian personnel will decline. Aggregate population is expected to decline 7%.

Tripler AMC/Fort Shafter lodging demand was primarily generated from three groups: students/trainees, reservists and Tripler AMC patients. This demand is comprised of 15% Permanent Change of Station (PCS), 81% Temporary Duty (TDY), and 4% unofficial demand. Unofficial demand is not used in the calculation of recommended room inventory.

The majority of PCS stays were greater than 14 days; and due to the nature of the training programs offered, 60% of the TDY personnel also stayed more than 14 days. The following table describes this installation's official demand population.

Tripler AMC/Fort Shafter Official Market Demand Analysis		
	TDY	PCS
Total Demand:	81%	15%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	40% (8 days)	33% (5 days)
More than 14 days	60% (39 days)	67% (32 days)

Source: Tripler AMC/Fort Shafter Lodging Administration, compiled by Evans & Chastain, L.L.P.

On-post Inventory

Lodging is located on Tripler AMC and Fort Shafter. Tripler has 90 rooms in four buildings. Tripler AMC Lodging also operates seven Distinguished Visitor Quarters (DVQ) located at Fort Shafter.

Demand and Utilization

Data Summary

Tripler AMC/Fort Shafter lodging demand was primarily generated by Tripler AMC. Lodging supported medical students, doctors, nurses, outpatients, medical air evacuation teams, medical reservists and summer reservists from the CONUS.

Lodging supported several specific programs on an ongoing basis. The first was the Joint Services Training Program for doctors and nurses. The hospital contracts for nine rooms year-round and recently requested three more rooms; only one can be provided. Second, Tripler AMC contracted for ten rooms for its Air Evacuation Teams and has requested an additional five rooms; Lodging cannot accommodate this request. Third, United Services Hospital Rotation Program contracted for two rooms.

Additionally, every summer the CONUS-based 1984th and 5582nd Field Hospital Reserve Units held their two-week active training at Tripler AMC. Each unit had 100 to 110 personnel. Because there were not enough rooms to support all of these personnel together, each Unit was split and training was conducted in two sessions. Because of limited availability, Lodging assigned three enlisted personnel or two officers to a room. Lodging management reported these Units preferred to house two enlisted to a room and one officer to a room.

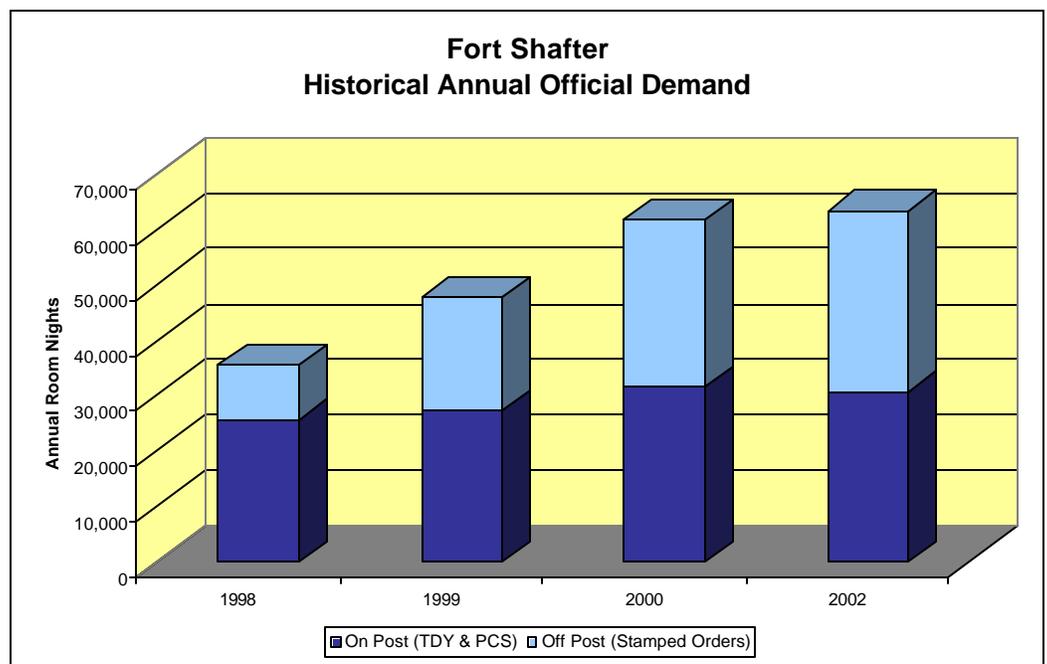
Finally, the installations held various training classes which varied in size and duration. The largest class was 25 students, ran for three months, and occurred three times a year. From February through October, Lodging provided 10 to 15 rooms—two personnel to a room—for one to two weeks each month to support these classes. 9th Reserve Support Component (RSC) leadership repeatedly requested 25 rooms, but Lodging was unable to accommodate the request.

Since 1996, for official travelers who could not be accommodated and were not changing stations (PCS) or a reservist, Tripler AMC/Fort Shafter

Lodging did not issue Certificates of Non-Availability (CNA). Instead, Lodging referred these travelers to Schofield Barracks, located approximately 30 to 60 minutes away from Fort Shafter. Lodging management estimated 20 to 30 personnel were referred to Schofield Barracks daily, though there are no official records. For PCS and reservist official travelers, Lodging issued CNAs.

Annual official lodging demand for 2000 through 2002, including CNAs, varied from 165 to 174 room nights per day and averaged 169 room nights per day. The increase in demand that began in 2000 is attributable to a policy change that designated reservists as official travelers.

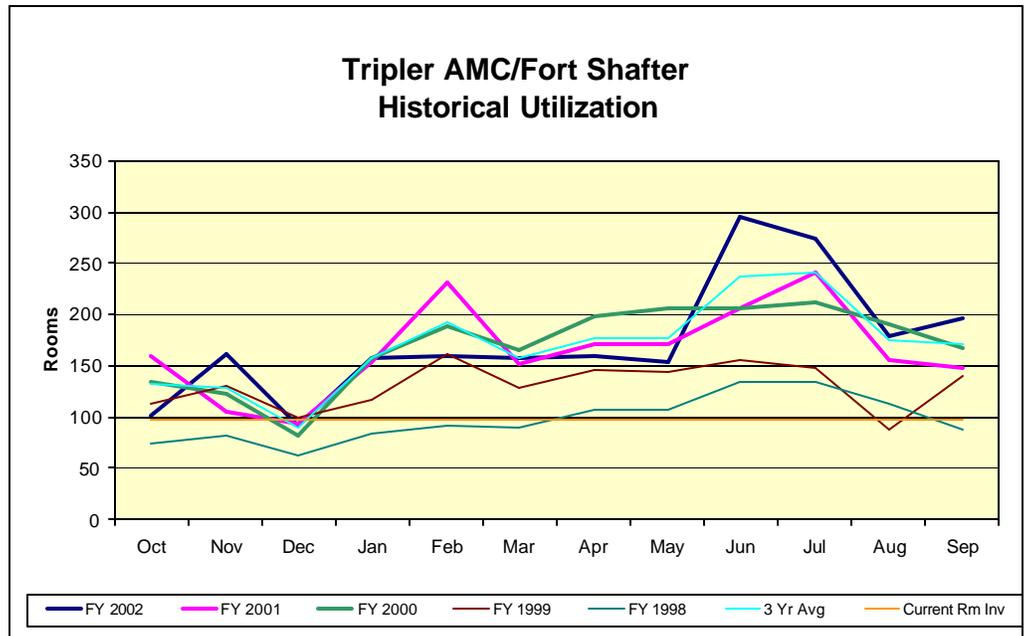
The next chart summarizes historical data; it identifies annual official demand both on and off post.



Source: Tripler AMC/Fort Shafter Lodging Administration, compiled by Evans & Chastain, L.L.P.

Occupancy varied from 89% to 90% over the last three years. This high utilization was generated by high demand for a few available rooms.

The following chart represents historical utilization by month.



Source: Tripler AMC/Fort Shafter Lodging Administration, compiled by Evans & Chastain, L.L.P.

Monthly variances for 2000, 2001 and 2002 were insignificant, except for atypical increases in June and July 2002. Demand increased 20% to 30% compared to the same months in 2000 and 2001. With the exception of this anomaly, demand by month was generally steady and predictable.

Seasonality

Historically, seasonality was limited, with periods of higher demand from May through September and lower from November through January. In 2002, overall demand approximated 2000 and 2001 demands, but variances were greater between the months. No reliable explanation was found to explain this change, but it may have been related to fluctuating reservists demand. That change does not appear significant enough to change the inventory recommendation.

The December declines, to less than 50% to 55% of the annual average, were significant and corresponded to the exodus of reservists and Tripler AMC students.

Factors Influencing Demand

As discussed earlier, several organizations would like to reserve additional rooms for ongoing program needs, but Lodging could not accommodate them. Accommodation of these requests would increase demand by 3,420 room nights. Accommodation of the request to reduce personnel in a room to two enlisted personnel or one officer would

increase demand by 2,940 room nights. This uncaptured demand should be considered in determining the number of rooms required for Fort Shafter.

The previously mentioned projected 7% population decline is not expected to affect demand. Historically, similar changes in civilian personnel or changes to the number of permanently-assigned military personnel at this installation did not materially affect demand.

Fort Shafter does not anticipate increasing or decreasing its 2,686 family housing unit inventory. They expect no changes in the installation's demographics or mission that would influence the TDY/PCS mix segmentation.

Private Market Capability

Hickam Air Force Base and Naval Station Pearl Harbor have Lodging operations within a 30-minute rush-hour driving time radius of Fort Shafter. Neither installation has enough lodging to meet its needs. Hickam has 310 rooms; 168 of these have either a shared or a central bathroom. Hickam occupancy rates exceeded 85% for the last three years, and Lodging sends 250 to 350 room nights off base daily. They received funding to construct 275 rooms; replacing 125 existing rooms and adding 150. This additional capacity is expected to meet 90% of the Air Force's official lodging requirement.

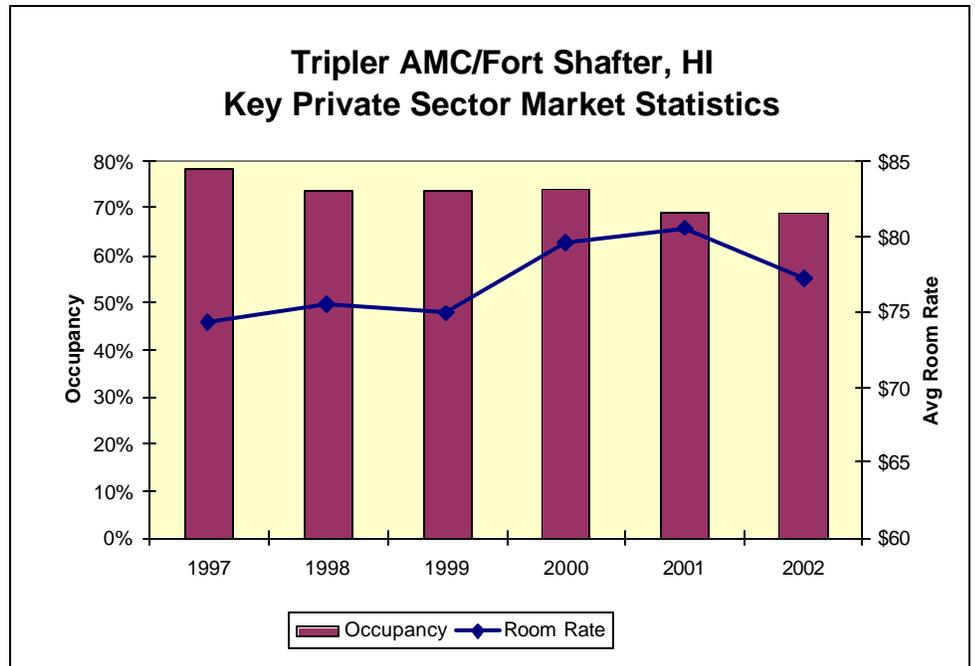
Naval Station Pearl Harbor's Lodging operates in conjunction with their BEQs and BOQs. Construction of additional BEQs--driven by an initiative to get all sailors off-ship and into housing--is not expected to fully meet the Navy's needs.

The commercial market within this area offers approximately 18,000 rooms. More than 80% of these rooms are located in properties representing the major lodging chains. The market was healthy but not expanding: available rooms increased 1% in the last six years. Occupancy was fairly consistent over the last five years, though the market declined due to a downturn in tourism in the last 12 to 24 months. Seasonality was not a factor in the private market.

The average daily rate reflected occupancy trends in the last five years; it increased approximately 3%. The 2002 ADR of \$77.20 was less than the typical government rate charged to military personnel staying off post: \$85 per night. The current lodging per diem is \$112.00. Two properties

actively market to military guests: The Beachcomber and the Outrigger both charge \$85 per night.

The following chart describes key private market statistics.



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

It is reasonable to assume the private market has sufficient capacity to support overflow lodging requirements the installations may encounter.

Demand Requirement Determination

Data from 1998 and 1999 are excluded from future demand estimates because reservists were not counted as official travelers. Including these data in the estimate would understate demand. The average utilization from 2000 through 2002 was adjusted for specific incremental requests from various organizations for room reservations that cannot be accommodated. The average utilization was further increased to reflect the incremental demand from reservists currently doubling up in rooms while Lodging. Management is recording this occupancy as a single room night. These adjustments increase demand an average of 18 rooms annually.

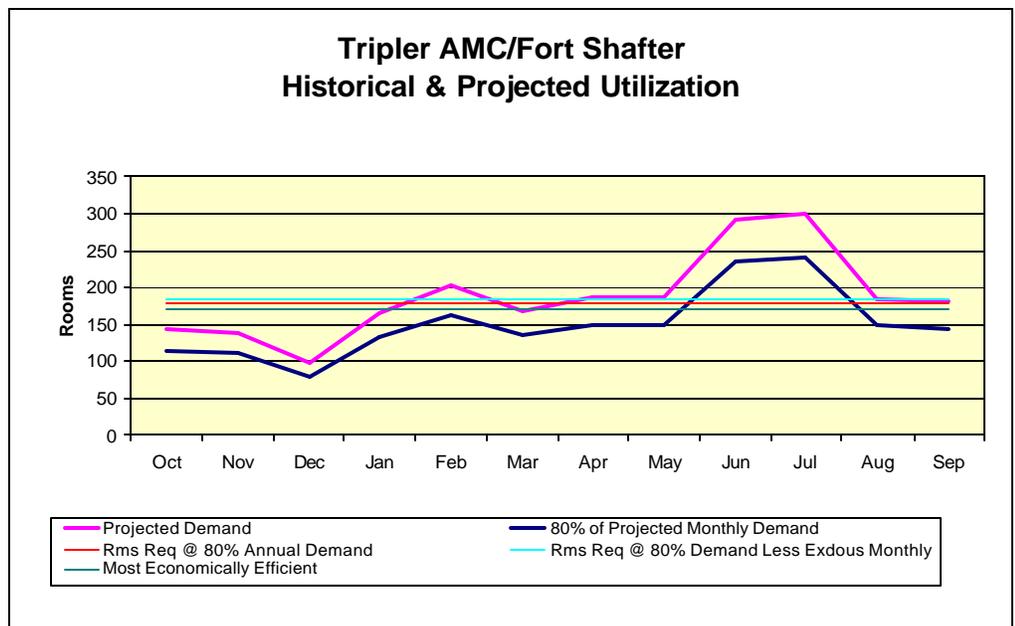
Because of variances in monthly demand within years, the average demand was normalized. The normalization process eliminated monthly variances in official demand 20% greater or 20% less than average. These variances are atypical and likely to recur. While normalizing adjusted the demand in various months, it neither increased nor decreased demand overall.

The Core Lodging Requirement objective is to provide sufficient lodging to meet “80% of Official Demand”. Using this criterion, the total number of rooms required on an annualized basis is 179, generating an occupancy rate of 86%. This is an 85% increase to the current lodging inventory.

December’s predictable demand decline is related to student exodus. If it were excluded as atypical, the “80% of Official Demand” criterion would be raised to 185 rooms with 85% occupancy. The anticipated average daily rate in FY08 dollars would be \$59.

We have also analyzed the installation demand using the “Most Economically Efficient” method. This method compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When these scenarios are at equilibrium, the most cost efficient number of rooms is provided from an operating cost perspective. The number of rooms required to achieve this equilibrium at Fort Shafter is 172 rooms.

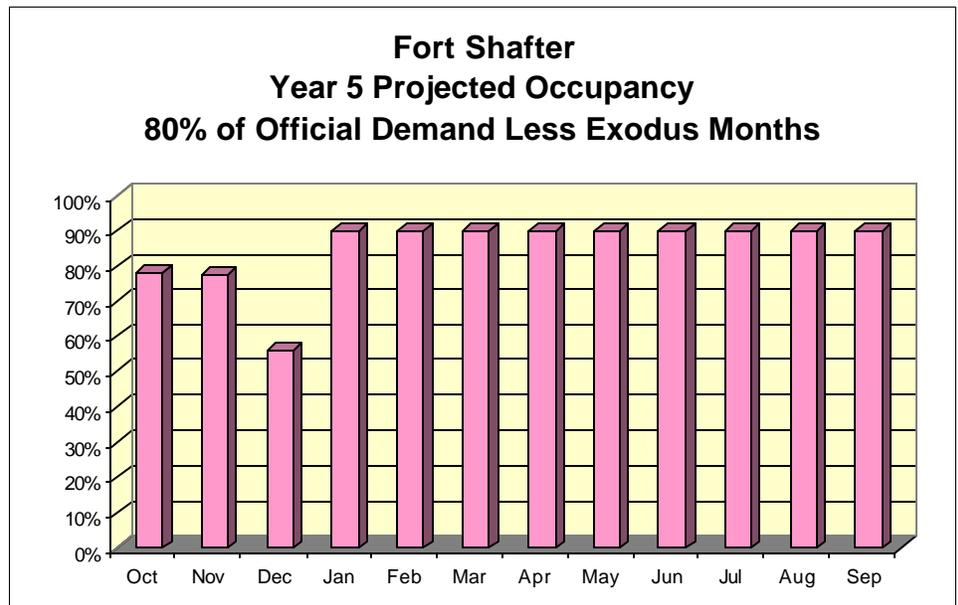
The next chart compares the alternatives to room inventory to the projected demand.



Source: Tripler AMC/Fort Shafter Lodging Administration and Evans & Chastain, L.L.P.

Based on this installation’s demand pattern, we recommend the number of rooms be sized using the “80% of Official Demand Excluding Exodus Months” criterion. The “Most Economically Efficient” criterion does not account for uncaptured demand that will be generated if additional rooms were available on post. Total additional demand is approximately 6,700 room nights and requires an additional 24 rooms.

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



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

PCS demand represents approximately 15% of the personnel lodged at the installation. Lodging management estimates 25% of the CNAs were for PCS personnel. Also, TDY personnel with families are eligible for extended-stay family suites. An average of 27 TDY personnel per day over the last three years met this criterion. This demand was very consistent on a month to month basis ranging from 21 to 29 average room nights in the last three years. These data were used to determine the number of extended-stay family suites required for the installation. The mix of rooms with and without kitchenettes is based upon the market segmentation pattern for TDY personnel lodged on post.

Summary and Recommendation

- Tripler AMC's and Fort Shafter's populations fluctuated in the past five years. The changes did not correspond to changes in lodging demand. TDY personnel who could not be accommodated on the installation were referred to Schofield Barracks
- The local private sector lodging market was generally healthy but experienced a downturn due to the decline in tourism in the last 12 to 24 months. It appears the private sector market has the capacity to house personnel off post at reasonable rates
- Because of a significant policy change in 2000, averaging official demand over the last two years is the best basis for estimating future demand
- The appropriate number of rooms supported by demand analysis at this installation is 185. This "80% of Official Demand Less Exodus" inventory generates an expected occupancy rate of 85% and 82% of the official demand is met.

Room Count and Mix Recommendation

- 185 rooms
- Proposed room mix:
 - 47 standard guest rooms
 - 71 extended-stay guest rooms offering a kitchenette
 - 67 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

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

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



Building 220D

Building 220D was constructed in 1946. The 16,500 square foot facility contains 16 lodging units, operating as 16 family suites.

Significant Assumptions

The replacement cost model is based on 20 extended stay rooms.

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

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

All costs are adjusted by the Area Cost Factor of 170% for Fort Tripler / Shafter.

Cost Analysis

Condition Assessment Cost	\$2,136,965.00
Replacement Cost	\$2,929,115.00
Condition Assessment to Replacement Cost Ratio	72.96%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 220D 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	16
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	0
12.Operating as Family Suite	16
13.Renovated to Standard	20
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard good consist of head board, night stand, dresser, chair, couch, coffee table and TV cabinet. All are beyond there useful life. Soft goods consist of drapes and blinds on the windows, TV, mattress and box spring and bed coverings. All are beyond there useful life.
- Recommendation: Replace hard and soft goods

Foundations

Standard Foundations

- Analysis: Foundation is of concrete on compacted soil. No clear failures can be seen from the perimeter. Foundation in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor is in good condition, except for cracks in the patio areas.
- Recommendation: No corrective action required for the floor, except repair cracks in patios.

Superstructure

Floor Construction

- Analysis: The concrete floor is in good condition, except for cracks on the porches.
- Recommendation: No corrective action required for the floor, except repair cracks on porches.

Roof Construction

- Analysis: The wood decking attached to the sloped wooden rafters are in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The stucco walls are in good condition, except the paint is beyond expected useful life.
- Recommendation: Repaint walls.

Exterior Windows

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

Exterior Doors

- Analysis: The wooden doors and frames are beyond there expected useful life.
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with downspouts exposed. The roof covering and gutter system are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

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

Interior Doors

- Analysis: The interior wood doors, frames and associated hardware are beyond expected useful life.
- Recommendation: Replace interior wood doors, frames and associated hardware.

Fittings

- Analysis:
- Recommendation:

Stairs

Stair Construction

- Analysis:
- Recommendation:

Interior Finishes

Wall Finishes

- Analysis: Combination of paint on plaster and vinyl covering on plaster, both beyond expected useful life.
- Recommendation: Replace wall vinyl wall covering and repaint back of the house spaces.

Floor Finishes

- Analysis: The guest rooms and common areas have carpet beyond expected useful life. The bathroom have ceramic tile also beyond expected useful life.
- Recommendation: Replace ceramic tile and carpet.

Ceiling Finishes

- Analysis: The ceiling are plaster. The paint is beyond expected useful life.
- Recommendation: Repaint ceiling.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are beyond there useful life.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic hot water is supplied through copper lines from a central location near building 226. The supply and waste lines are in poor condition.

- Recommendation: Replace supply and waste lines.

HVAC

Cooling Generating Systems

- Analysis: Air conditioning provide by individual split units in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.

- Recommendation: Install sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service has been upgraded and is in good condition.

- Recommendation: No corrective action required.

Communications and Security

- Analysis: Fire annunciator 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, and is in good condition.

- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis:

- Recommendation:

Site Electrical Utilities

Site Lighting

- Analysis:

- Recommendation:

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 228B and are not included in this building.

- **Extended Stay Guest Room**

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

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 228B 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
02 Site Work	0.07%	\$877.20
Domestic water supply: Beyond expected useful life		\$877.20
03 Concrete	3.08%	\$39,015.00
Floor Slab: Damaged or Cracked		\$39,015.00
08 Doors & Windows	32.28%	\$409,561.97
Exterior Steel Door - Beyond expected useful life		\$204,310.77
Wood Door - Beyond Useful Life		\$205,251.20
09 Finishes	20.69%	\$262,568.11
9 x 9 Tile: Beyond Useful Life		\$3,330.25
Base Tile: Damaged or Failing		\$5,059.20
Carpet: Beyond Useful Life		\$33,567.76
Casework: Paint Failing		\$7,400.20
Covered Walkway Ceiling: Paint Failing		\$601.80
Exterior Coating: Damaged or Failing		\$5,984.00
Exterior Surfaces: Paint Failing		\$21,828.00
Floor Tile: Damaged or Failing		\$17,255.95
Interior ceilings: Paint Failing		\$2,106.30
Interior walls: Paint failing		\$4,212.60
Vinyl Wall Covering: Beyond expected useful life		\$122,447.26
Wall Tile: Damaged or Failing		\$16,650.48
Windows & Frames: Paint Failing		\$22,124.31
10 Specialties	0.17%	\$2,109.36
Toilet Accessories: Beyond expected useful life		\$2,109.36
13 Special Construction	6.37%	\$80,818.00
Fire Sprinklers: Missing or Inadequate		\$80,818.00
15 Mechanical	17.28%	\$219,261.68
Domestic water system: Beyond expected useful life		\$47,091.46
Pipe, sewer or waste: Beyond expected useful life		\$22,596.06
Restroom exhaust: Beyond expected useful life		\$58,500.40
Sink & vanity: Replace due to remodel		\$21,017.44
Tub: Beyond expected useful life		\$43,103.84
Water closet: Beyond expected useful life		\$26,952.48
16 Electrical	13.76%	\$174,550.14
Branch Circuits: Beyond Expected Useful Life		\$62,401.14
Fixture: Incandescent fixture beyond expected life		\$82,543.50
Main service: Beyond expected useful life		\$29,605.50
19 FF&E	6.31%	\$80,000.00
Hard and soft goods: Beyond expected useful life		\$80,000.00
Total Raw Cost	100.00%	\$1,268,761.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$6,978.19
Force Protection	9.00%	\$126,235.38
General Conditions	10.00%	\$126,876.10
Total Additional Hard Cost		\$260,089.66

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$152,885.07
SIOH Conus	6.50%	\$109,312.82
Design	10.00%	\$152,885.07
08 MYr Inflation Fct	9.93%	\$193,032.61
Total Soft Cost		\$608,115.56
Total Project		\$2,136,966.22

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
02 Site Work	4.09%	\$81,015.41
Parking Lots		\$28,424.00
Site Earthwork		\$52,591.41
03 Concrete	15.29%	\$302,415.33
Floor Construction		\$173,342.83
Slab on Grade		\$38,862.00
Stair Construction		\$12,495.00
Standard Foundations		\$77,715.50
04 Masonry	6.44%	\$127,425.45
Exterior Walls		\$127,425.45
07 Thermal & Moisture Protection	7.09%	\$140,207.78
Roof Construction		\$43,803.59
Roof Coverings		\$96,404.19
08 Doors & Windows	10.98%	\$217,203.90
Exterior Doors		\$16,702.50
Exterior Windows		\$163,200.00
Interior Doors		\$37,301.40
09 Finishes	13.98%	\$276,507.85
Ceiling Finishes		\$41,305.21
Floor Finishes		\$104,933.72
Partitions		\$74,592.56
Wall Finishes		\$55,676.36
10 Specialties	0.13%	\$2,563.60
Fittings		\$2,563.60
13 Special Construction	4.73%	\$93,569.46
Communications & Security		\$42,121.80
Sprinklers		\$51,447.66
15 Mechanical	25.02%	\$494,944.80
Cooling Generating Systems		\$124,344.80
Domestic Water Dist		\$61,200.00
Plumbing Fixtures		\$309,400.00
16 Electrical	7.21%	\$142,596.85
Electrical Service & Distribution		\$138,865.35
Site Lighting		\$3,731.50
19 FF&E	5.05%	\$100,000.00
Interior FF&E allowance		\$100,000.00
Total Raw Cost	100.00%	\$1,978,450.44

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$10,881.48
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$197,845.04

Total Additional Hard Cost **\$208,726.52**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$109,358.85
SIOH Conus	6.50%	\$149,274.83
Design	10.00%	\$218,717.70
08 MYr Inflation Fct	9.93%	\$264,587.66
Total Soft Cost		\$741,939.03
Total Project Cost for Replacement		\$2,929,115.99

INSERT BUILDING 220 FLOOR PLANS HERE



Building 222C

Building 222C was constructed in 1946. The 18,800 square foot facility contains 24 lodging units, operating as 24 family suites.

Significant Assumptions

The replacement cost model is based on 26 extended stay rooms.

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

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

All costs are adjusted by the Area Cost Factor of 170% for Fort Tripler / Shafter.

Cost Analysis

Condition Assessment Cost	\$3,013,530.00
Replacement Cost	\$3,613,210.00
Condition Assessment to Replacement Cost Ratio	83.40%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 222C 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	0
06.Multi Room wo/ Full Kitchen	24
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	0
12.Operating as Family Suite	24
13.Renovated to Standard	26
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard good consist of head board, night stand, dresser, chair, couch, coffee table and TV cabinet. All are beyond there useful life. Soft goods consist of drapes and blinds on the windows, TV, mattress and box spring and bed coverings. All are beyond there useful life.
- Recommendation: Replace hard and soft goods.

Foundations

Standard Foundations

- Analysis: Foundation is of concrete on compacted soil. No clear failures can be seen from the perimeter. Foundation in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor is in good condition, except for cracks in the patio areas.
- Recommendation: No corrective action required for the floor, except repair cracks in patios.

Superstructure

Floor Construction

- Analysis: The concrete floor is in good condition, except for cracks on the porches
- Recommendation: No corrective action required for the floor, except repair cracks on porches

Roof Construction

- Analysis: The wood decking attached to the sloped wooden rafters are in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The stucco walls are in good condition, except the paint is beyond expected useful life.
- Recommendation: Repaint walls.

Exterior Windows

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

Exterior Doors

- Analysis: The wooden doors and frames are beyond there expected useful life.
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with downspouts exposed. The roof covering and gutter system are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

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

Interior Doors

- Analysis: The interior wood doors, frames and associated hardware are beyond expected useful life.
- Recommendation: Replace interior wood doors, frames and associated hardware.

Fittings

- Analysis:
- Recommendation:

Stairs

Stair Construction

- Analysis:
- Recommendation:

Interior Finishes

Wall Finishes

- Analysis: Combination of paint on plaster and vinyl covering on plaster, both beyond expected useful life.
- Recommendation: Replace wall vinyl wall covering and repaint back of the house spaces.

Floor Finishes

- Analysis: The guest rooms and common areas have carpet beyond expected useful life. The bathroom have ceramic tile also beyond expected useful life.
- Recommendation: Replace ceramic tile and carpet.

Ceiling Finishes

- Analysis: The ceiling are plaster. The paint is beyond expected useful life.
- Recommendation: Repaint ceiling.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are beyond there useful life.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic hot water is supplied through copper lines from a central location near building 226. The supply and waste lines are in poor condition.

- Recommendation: Replace supply and waste lines.

HVAC

Cooling Generating Systems

- Analysis: Air conditioning provide by individual split units in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.

- Recommendation: Install sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service has been upgraded and is in good condition.

- Recommendation: No corrective action required.

Communications and Security

- Analysis: Fire annunciator 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, and is in good condition.

- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis:

- Recommendation:

Site Electrical Utilities

Site Lighting

- Analysis:

- Recommendation:

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 228B and are not included in this building.

- **Extended Stay Guest Room**

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

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 228B 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
02 Site Work	0.05%	\$877.20
Domestic water supply: Beyond expected useful life		\$877.20
03 Concrete	3.27%	\$58,522.50
Floor Slab: Damaged or Cracked		\$58,522.50
08 Doors & Windows	33.84%	\$605,464.53
Exterior Steel Door - Beyond expected useful life		\$312,248.53
Wood Door - Beyond Useful Life		\$293,216.00
09 Finishes	19.12%	\$342,129.04
9 x 9 Tile: Beyond Useful Life		\$5,229.25
Base Tile: Damaged or Failing		\$7,588.80
Carpet: Beyond Useful Life		\$56,037.25
Casework: Paint Failing		\$8,544.98
Covered Walkway Ceiling: Paint Failing		\$601.80
Exterior Coating: Damaged or Failing		\$15,232.00
Exterior Surfaces: Paint Failing		\$0.00
Floor Tile: Damaged or Failing		\$25,883.93
Interior ceilings: Paint Failing		\$10,996.89
Interior walls: Paint failing		\$4,513.50
Vinyl Wall Covering: Beyond expected useful life		\$182,524.92
Wall Tile: Damaged or Failing		\$24,975.72
10 Specialties	0.18%	\$3,164.04
Toilet Accessories: Beyond expected useful life		\$3,164.04
13 Special Construction	6.78%	\$121,227.00
Fire Sprinklers: Missing or Inadequate		\$121,227.00
15 Mechanical	15.66%	\$280,125.11
Domestic water system: Beyond expected useful life		\$70,637.19
Pipe, sewer or waste: Beyond expected useful life		\$33,894.09
Restroom exhaust: Beyond expected useful life		\$38,983.19
Sink & vanity: Replace due to remodel		\$31,526.16
Tub: Beyond expected useful life		\$64,655.76
Water closet: Beyond expected useful life		\$40,428.72
16 Electrical	14.40%	\$257,686.00
Branch Circuits: Beyond Expected Useful Life		\$93,874.00
Fixture: Incandescent fixture beyond expected life		\$124,168.00
Main service: Beyond expected useful life		\$39,644.00
19 FF&E	6.71%	\$120,000.00
Hard and soft goods: Beyond expected useful life		\$120,000.00
Total Raw Cost	100.00%	\$1,789,195.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,840.57
Force Protection	9.00%	\$178,015.96
General Conditions	10.00%	\$178,919.50
Total Additional Hard Cost		\$366,776.03

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$215,597.10
SIOH Conus	6.50%	\$154,151.93
Design	10.00%	\$215,597.10
08 MYr Inflation Fct	9.93%	\$272,212.79
Total Soft Cost		\$857,558.93
Total Project		\$3,013,529.96

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
02 Site Work	4.27%	\$104,225.30
Parking Lots		\$37,468.00
Site Earthwork		\$66,757.30
03 Concrete	15.59%	\$380,356.44
Floor Construction		\$219,808.44
Slab on Grade		\$49,351.00
Stair Construction		\$12,495.00
Standard Foundations		\$98,702.00
04 Masonry	6.14%	\$149,859.51
Exterior Walls		\$149,859.51
07 Thermal & Moisture Protection	7.29%	\$177,834.08
Roof Construction		\$55,724.72
Roof Coverings		\$122,109.36
08 Doors & Windows	10.92%	\$266,449.50
Exterior Doors		\$16,702.50
Exterior Windows		\$204,000.00
Interior Doors		\$45,747.00
09 Finishes	14.56%	\$355,398.33
Ceiling Finishes		\$53,284.80
Floor Finishes		\$135,389.80
Partitions		\$95,071.72
Wall Finishes		\$71,652.01
10 Specialties	0.11%	\$2,563.60
Fittings		\$2,563.60
13 Special Construction	4.87%	\$118,837.21
Communications & Security		\$53,496.48
Sprinklers		\$65,340.72
15 Mechanical	23.63%	\$576,718.20
Cooling Generating Systems		\$157,923.20
Domestic Water Dist		\$79,560.00
Plumbing Fixtures		\$339,235.00
16 Electrical	7.30%	\$178,273.90
Electrical Service & Distribution		\$174,542.40
Site Lighting		\$3,731.50
19 FF&E	5.33%	\$130,000.00
Interior FF&E allowance		\$130,000.00
Total Raw Cost	100.00%	\$2,440,516.07

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$13,422.84
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$244,051.61

Total Additional Hard Cost **\$257,474.45**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$134,899.53
SIOH Conus	6.50%	\$184,137.85
Design	10.00%	\$269,799.05
08 MYr Inflation Fct	9.93%	\$326,381.92
Total Soft Cost		\$915,218.34
Total Project Cost for Replacement		\$3,613,208.86

INSERT BUILDING 222 FLOOR PLANS HERE



Building 226E

Building 226E was constructed in 1946. The 16,500 square foot facility contains 15 lodging units, operating as 15 family suites.

Significant Assumptions

The replacement cost model is based on 20 extended stay rooms.

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

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

All costs are adjusted by the Area Cost Factor of 170% for Fort Tripler / Shafter.

Cost Analysis

Condition Assessment Cost	\$2,034,295.00
Replacement Cost	\$2,929,115.00
Condition Assessment to Replacement Cost Ratio	69.45%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 226E is not recommended.

Attributes

01.Number of Units Constructed	15
02.Number of Units Used	15
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	15
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	0
12.Operating as Family Suite	15
13.Renovated to Standard	20
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	5

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard good consist of head board, night stand, dresser, chair, couch, coffee table and TV cabinet. All are beyond there useful life. Soft goods consist of drapes and blinds on the windows, TV, mattress and box spring and bed coverings. All are beyond there useful life.
- Recommendation: Replace hard and soft goods.

Foundations

Standard Foundations

- Analysis: Foundation is of concrete on compacted soil. No clear failures can be seen from the perimeter. Foundation in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor is in good condition, except for cracks in the patio areas.
- Recommendation: No corrective action required for the floor, except repair cracks in patios.

Superstructure

Floor Construction

- Analysis: The concrete floor is in good condition, except for cracks on the porches.
- Recommendation: No corrective action required for the floor, except repair cracks on porches.

Roof Construction

- Analysis: The wood decking attached to the sloped wooden rafters are in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The stucco walls are in good condition, except the paint is beyond expected useful life.
- Recommendation: Repaint walls.

Exterior Windows

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

Exterior Doors

- Analysis: The wooden doors and frames are beyond there expected useful life.
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The building has a sloped, 3-tab asphalt shingled roof on wood deck. Gutters are exterior to the roof with downspouts exposed. The roof covering and gutter system are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

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

Interior Doors

- Analysis: The interior wood doors, frames and associated hardware are beyond expected useful life.
- Recommendation: Replace interior wood doors, frames and associated hardware.

Fittings

- Analysis:
- Recommendation:

Stairs

Stair Construction

- Analysis:
- Recommendation:

Interior Finishes

Wall Finishes

- Analysis: Combination of paint on plaster and vinyl covering on plaster, both beyond expected useful life.
- Recommendation: Replace wall vinyl wall covering and repaint back of the house spaces.

Floor Finishes

- Analysis: The guest rooms and common areas have carpet beyond expected useful life. The bathroom have ceramic tile also beyond expected useful life.
- Recommendation: Replace ceramic tile and carpet.

Ceiling Finishes

- Analysis: The ceiling are plaster. The paint is beyond expected useful life.
- Recommendation: Repaint ceiling.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are beyond there useful life.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic hot water is supplied through copper lines from a central location near building 226. The supply and waste lines are in poor condition.

- Recommendation: Replace supply and waste lines.

HVAC

Cooling Generating Systems

- Analysis: Air conditioning provide by individual split units in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.

- Recommendation: Install sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service has been upgraded and is in good condition.

- Recommendation: No corrective action required.

Communications and Security

- Analysis: Fire annunciator 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, and is in good condition.

- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis:

- Recommendation:

Site Electrical Utilities

Site Lighting

- Analysis:

- Recommendation:

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 228B and are not included in this building.

- **Extended Stay Guest Room**

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

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 228B 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
02 Site Work	0.07%	\$877.20
Domestic water supply:Beyond expected useful life		\$877.20
03 Concrete	3.23%	\$39,015.00
Floor Slab: Damaged or Cracked		\$39,015.00
08 Doors & Windows	32.42%	\$391,589.57
Exterior Steel Door - Beyond expected useful life		\$196,600.93
Wood Door - Beyond Useful Life		\$194,988.64
09 Finishes	20.69%	\$249,922.61
9 x 9 Tile: Beyond Useful Life		\$3,330.25
Base Tile: Damaged or Failing		\$5,059.20
Carpet: Beyond Useful Life		\$33,317.61
Casework: Paint Failing		\$7,217.79
Covered Walkway Ceiling: Paint Failing		\$601.80
Exterior Coating: Damaged or Failing		\$10,880.00
Exterior Surfaces: Paint Failing		\$0.00
Floor Tile: Damaged or Failing		\$16,177.47
Interior ceilings: Paint Failing		\$8,891.61
Interior walls: Paint failing		\$4,212.60
Vinyl Wall Covering: Beyond expected useful life		\$122,500.13
Wall Tile: Damaged or Failing		\$15,609.84
Windows & Frames: Paint Failing		\$22,124.31
10 Specialties	0.16%	\$1,977.53
Toilet Accessories: Beyond expected useful life		\$1,977.53
13 Special Construction	6.69%	\$80,818.00
Fire Sprinklers: Missing or Inadequate		\$80,818.00
15 Mechanical	16.07%	\$194,052.36
Domestic water system: Beyond expected useful life		\$47,091.46
Pipe, sewer or waste: Beyond expected useful life		\$22,596.06
Restroom exhaust: Beyond expected useful life		\$38,983.19
Sink & vanity: Replace due to remodel		\$19,703.85
Tub: Beyond expected useful life		\$40,409.85
Water closet: Beyond expected useful life		\$25,267.95
16 Electrical	14.45%	\$174,550.14
Branch Circuits: Beyond Expected Useful Life		\$62,401.14
Fixture: Incandescent fixture beyond expected life		\$82,543.50
Main service: Beyond expected useful life		\$29,605.50
19 FF&E	6.21%	\$75,000.00
Hard and soft goods: Beyond expected useful life		\$75,000.00
Total Raw Cost	100.00%	\$1,207,802.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$6,642.91
Force Protection	9.00%	\$120,170.26
General Conditions	10.00%	\$120,780.20
Total Additional Hard Cost		\$247,593.37

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$145,539.54
SIOH Conus	6.50%	\$104,060.77
Design	10.00%	\$145,539.54
08 MYr Inflation Fct	9.93%	\$183,758.15
Total Soft Cost		\$578,897.99
Total Project		\$2,034,293.36

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
02 Site Work	4.09%	\$81,015.41
Parking Lots		\$28,424.00
Site Earthwork		\$52,591.41
03 Concrete	15.29%	\$302,415.33
Floor Construction		\$173,342.83
Slab on Grade		\$38,862.00
Stair Construction		\$12,495.00
Standard Foundations		\$77,715.50
04 Masonry	6.44%	\$127,425.45
Exterior Walls		\$127,425.45
07 Thermal & Moisture Protection	7.09%	\$140,207.78
Roof Construction		\$43,803.59
Roof Coverings		\$96,404.19
08 Doors & Windows	10.98%	\$217,203.90
Exterior Doors		\$16,702.50
Exterior Windows		\$163,200.00
Interior Doors		\$37,301.40
09 Finishes	13.98%	\$276,507.85
Ceiling Finishes		\$41,305.21
Floor Finishes		\$104,933.72
Partitions		\$74,592.56
Wall Finishes		\$55,676.36
10 Specialties	0.13%	\$2,563.60
Fittings		\$2,563.60
13 Special Construction	4.73%	\$93,569.46
Communications & Security		\$42,121.80
Sprinklers		\$51,447.66
15 Mechanical	25.02%	\$494,944.80
Cooling Generating Systems		\$124,344.80
Domestic Water Dist		\$61,200.00
Plumbing Fixtures		\$309,400.00
16 Electrical	7.21%	\$142,596.85
Electrical Service & Distribution		\$138,865.35
Site Lighting		\$3,731.50
19 FF&E	5.05%	\$100,000.00
Interior FF&E allowance		\$100,000.00
Total Raw Cost	100.00%	\$1,978,450.44

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$10,881.48
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$197,845.04

Total Additional Hard Cost **\$208,726.52**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$109,358.85
SIOH Conus	6.50%	\$149,274.83
Design	10.00%	\$218,717.70
08 MYr Inflation Fct	9.93%	\$264,587.66
Total Soft Cost		\$741,939.03
Total Project Cost for Replacement		\$2,929,115.99

INSERT BUILDING 226 FLOOR PLANS HERE



Building 228B

Building 228B was constructed in 1946. The 38,000 square foot facility contains 38 lodging units, operating as 38 family suites.

Significant Assumptions

The replacement cost model is based on 40 extended stay rooms.

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

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

All costs are adjusted by the Area Cost Factor of 170% for Fort Tripler / Shafter.

Cost Analysis

Condition Assessment Cost	\$5,259,925.00
Replacement Cost	\$5,205,320.00
Condition Assessment to Replacement Cost Ratio	101.05%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 228B is not recommended.

Attributes

01.Number of Units Constructed	38
02.Number of Units Used	38
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	38
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	0
12.Operating as Family Suite	38
13.Renovated to Standard	40
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard good consist of head board, night stand, dresser, chair, couch, coffee table and TV cabinet. All are beyond there useful life. Soft goods consist of drapes and blinds on the windows, TV, mattress and box spring and bed coverings. All are beyond there useful life.
- Recommendation: Replace hard and soft goods.

Foundations

Standard Foundations

- Analysis: Foundation is of concrete on compacted soil. No clear failures can be seen from the perimeter. Foundation in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor is in good condition, except for cracks in the patio areas.
- Recommendation: No corrective action required for the floor, except repair cracks in patios.

Superstructure

Floor Construction

- Analysis: The concrete floor is in good condition, except for cracks on the porches.
- Recommendation: No corrective action required for the floor, except repair cracks on porches.

Roof Construction

- Analysis: The wood decking attached to the sloped wooden rafters are in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The stucco walls are in good condition, except the paint is beyond expected useful life.
- Recommendation: Repaint walls.

Exterior Windows

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

Exterior Doors

- Analysis: The wooden doors and frames are beyond there expected useful life.
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The building has a sloped, tile roof on wood deck. Gutters are exterior to the roof with downspouts exposed. The roof covering and gutter system are beyond their expected useful life.
- Recommendation: Replace roof covering and gutter system.

Interior Construction

Partitions

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

Interior Doors

- Analysis: The interior wood doors, frames and associated hardware are beyond expected useful life.
- Recommendation: Replace interior wood doors, frames and associated hardware.

Fittings

- Analysis:
- Recommendation:

Stairs

Stair Construction

- Analysis:
- Recommendation:

Interior Finishes

Wall Finishes

- Analysis: Combination of paint on plaster and vinyl covering on plaster, both beyond expected useful life.
- Recommendation: Replace wall vinyl wall covering and repaint back of the house spaces.

Floor Finishes

- Analysis: The guest rooms and common areas have carpet beyond expected useful life. The bathroom has ceramic tile also beyond expected useful life.
- Recommendation: Replace ceramic tile and carpet.

Ceiling Finishes

- Analysis: The ceilings are plaster. The paint is beyond expected useful life.
- Recommendation: Repaint ceiling.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are beyond their useful life.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic hot water is supplied through copper lines from a central location near building 226. The supply and waste lines are in poor condition.

- Recommendation: Replace supply and waste lines.

HVAC

Cooling Generating Systems

- Analysis: Air conditioning provide by individual split units in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.

- Recommendation: Install sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service has been upgraded and is in good condition.

- Recommendation: No corrective action required.

Communications and Security

- Analysis: Fire annunciator 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, and is in good condition.

- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis:

- Recommendation:

Site Electrical Utilities

Site Lighting

- Analysis:

- Recommendation:

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**

Administrative Offices

Not collocated.

Renovation Recommendation: Will be incorporated in new main Lodging facility.

Administrative Conference Room, In House Laundry, Receiving Office, Receiving Area, Maintenance Area, Kitchen Prep Room, Break Room, Staff Toilet Rooms, General Storage, and Bulk Storage.

Do not exist.

Renovation Recommendation: Will be incorporated in new main Lodging facility.

- **Family Guest Suite**

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

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Breakfast Area, Vending, Guest Laundry, Multipurpose Room

Do not exist.

Renovation Recommendation: Will be incorporated in new main Lodging facility.

Bell Cart, Phones, Vending, Study Rooms

Do not exist.

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
02 Site Work	0.03%	\$877.20
Domestic water supply: Beyond expected useful life		\$877.20
03 Concrete	2.92%	\$91,035.00
Floor Slab: Damaged or Cracked		\$91,035.00
07 Thermal & Moisture Protection	9.33%	\$291,465.00
Tile Roof Beyond Useful Life		\$291,465.00
08 Doors & Windows	26.81%	\$837,208.53
Exterior Steel Door - Beyond expected useful life		\$373,927.25
Wood Door - Beyond Useful Life		\$463,281.28
09 Finishes	19.80%	\$618,188.42
9 x 9 Tile: Beyond Useful Life		\$5,703.84
Base Tile: Damaged or Failing		\$12,015.60
Carpet: Beyond Useful Life		\$99,566.18
Casework: Paint Failing		\$16,838.33
Covered Walkway Ceiling: Paint Failing		\$601.80
Exterior Coating: Damaged or Failing		\$20,672.00
Exterior Surfaces: Paint Failing		\$0.00
Floor Tile: Damaged or Failing		\$40,982.89
Interior ceilings: Paint Failing		\$25,093.06
Interior walls: Paint failing		\$7,522.50
Vinyl Wall Covering: Beyond expected useful life		\$303,217.44
Wall Tile: Damaged or Failing		\$39,544.89
Windows & Frames: Paint Failing		\$46,429.89
10 Specialties	0.16%	\$5,009.73
Toilet Accessories: Beyond expected useful life		\$5,009.73
13 Special Construction	6.47%	\$202,045.00
Fire Sprinklers: Missing or Inadequate		\$202,045.00
15 Mechanical	15.24%	\$475,819.80
Domestic water system: Beyond expected useful life		\$117,728.66
Pipe, sewer or waste: Beyond expected useful life		\$56,490.15
Restroom exhaust: Beyond expected useful life		\$85,300.81
Sink & vanity: Replace due to remodel		\$49,916.42
Tub: Beyond expected useful life		\$102,371.62
Water closet: Beyond expected useful life		\$64,012.14
16 Electrical	13.65%	\$426,276.70
Branch Circuits: Beyond Expected Useful Life		\$160,012.50
Fixture: Incandescent fixture beyond expected life		\$211,650.00
Main service: Beyond expected useful life		\$54,614.20
19 FF&E	5.60%	\$175,000.00
Hard and soft goods: Beyond expected useful life		\$175,000.00
Total Raw Cost	100.00%	\$3,122,925.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$17,176.09
Force Protection	9.00%	\$310,715.42
General Conditions	10.00%	\$312,292.50
Total Additional Hard Cost		\$640,184.01

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$376,310.90
SIOH Conus	6.50%	\$269,062.29
Design	10.00%	\$376,310.90
08 MYr Inflation Fct	9.93%	\$475,129.96
Total Soft Cost		\$1,496,814.05
Total Project		\$5,259,923.06

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
02 Site Work	4.46%	\$156,670.51
Parking Lots		\$56,848.00
Site Earthwork		\$99,822.51
03 Concrete	16.02%	\$563,407.63
Floor Construction		\$329,377.13
Slab on Grade		\$73,848.00
Stair Construction		\$12,495.00
Standard Foundations		\$147,687.50
04 Masonry	5.72%	\$201,009.16
Exterior Walls		\$201,009.16
07 Thermal & Moisture Protection	7.55%	\$265,411.98
Roof Construction		\$83,336.35
Roof Coverings		\$182,075.64
08 Doors & Windows	10.85%	\$381,355.90
Exterior Doors		\$16,702.50
Exterior Windows		\$299,200.00
Interior Doors		\$65,453.40
09 Finishes	15.32%	\$538,560.94
Ceiling Finishes		\$81,227.29
Floor Finishes		\$206,453.98
Partitions		\$142,093.94
Wall Finishes		\$108,785.72
10 Specialties	0.07%	\$2,563.60
Fittings		\$2,563.60
13 Special Construction	5.06%	\$177,815.75
Communications & Security		\$80,046.63
Sprinklers		\$97,769.13
15 Mechanical	21.83%	\$767,550.00
Cooling Generating Systems		\$236,300.00
Domestic Water Dist		\$122,400.00
Plumbing Fixtures		\$408,850.00
16 Electrical	7.44%	\$261,549.25
Electrical Service & Distribution		\$257,817.75
Site Lighting		\$3,731.50
19 FF&E	5.69%	\$200,000.00
Interior FF&E allowance		\$200,000.00
Total Raw Cost	100.00%	\$3,515,894.72

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$19,337.42
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$351,589.47

Total Additional Hard Cost **\$370,926.89**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$194,341.08
SIOH Conus	6.50%	\$265,275.58
Design	10.00%	\$388,682.16
08 MYr Inflation Fct	9.93%	\$470,197.46
Total Soft Cost		\$1,318,496.28
Total Project Cost for Replacement		\$5,205,317.89

INSERT BUILDING 228 FLOOR PLANS HERE



Building 719

Building 719 was constructed in 1958 and under went limited renovation in 1995. The 7,700 square foot facility contains 7 lodging rooms functioning as 5 family suites and 2 extended stay rooms.

Significant Assumptions

The replacement cost model is based on 10 extended stay rooms.

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

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

All costs are adjusted by the Area Cost Factor of 170% for Fort Tripler / Shafter.

Cost Analysis

Condition Assessment Cost	\$716,945.00
Replacement Cost	\$1,402,785.00
Condition Assessment to Replacement Cost Ratio	51.11%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 719 is not recommended.

Attributes

01.Number of Units Constructed	7
02.Number of Units Used	7
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	5
09.DVQ w/ Full Kitchen	2
10.Operating as Standard Room	0
11.Operating as Extended Stay	2
12.Operating as Family Suite	5
13.Renovated to Standard	10
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: Guest Room: The hard good consist of head board, night stand, dresser, chair, couch, coffee table and TV cabinet. All are in good condition. Soft goods consist of drapes and blinds on the windows, TV, mattress and box spring and bed coverings. All in good condition.
- Recommendation: Replace hard and soft goods.

Foundations

Standard Foundations

- Analysis: Foundation is of concrete on compacted soil. No clear failures can be seen from the perimeter. Foundation in good condition.
- Recommendation: No corrective action required.

Slab on Grade

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

Superstructure

Floor Construction

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

Roof Construction

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

Exterior Enclosure

Exterior Walls

- Analysis: The stucco walls are in good condition, except the paint is beyond expected useful life.
- Recommendation: Repaint walls.

Exterior Windows

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

Exterior Doors

- Analysis: Metal doors and frame are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

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

Interior Construction

Partitions

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

Interior Doors

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

Interior Finishes

Wall Finishes

- Analysis: Combination of paint on drywall and vinyl covering on drywall, both beyond expected useful life.
- Recommendation: Replace wall vinyl wall covering and repaint back of the house spaces.

Floor Finishes

- Analysis: The guest rooms and common areas have carpet beyond expected useful life. The bathroom have ceramic tile in good condition.
- Recommendation: Replace carpet.

Ceiling Finishes

- Analysis: The ceiling are drywall. The paint is beyond expected useful life.
- Recommendation: Repaint ceiling.

Plumbing

Plumbing Fixtures

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

Domestic Water Distribution

- Analysis: The supply and waste lines are in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Air conditioning provide by individual split units in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service has been upgraded and is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: Fire annunciator 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, and 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 228B and are not included in this building.

- **Extended Stay Guest Room**

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

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 228B 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
09 Finishes	37.96%	\$161,574.44
Carpet: Beyond Useful Life		\$37,297.51
Casework: Paint Failing		\$1,651.14
Door and Frame: Paint Failing or Damaged		\$6,688.49
Door Frame: Paint Failing or Damaged		\$5,949.07
Exterior Coating: Damaged or Failing		\$4,352.00
Metal Gates: Paint Failing		\$103.63
Vinyl Wall Covering: Beyond expected useful life		\$79,357.36
Windows & Frames: Paint Failing		\$26,175.24
10 Specialties	0.22%	\$922.85
Toilet Accessories: Beyond expected useful life		\$922.85
13 Special Construction	12.28%	\$52,292.88
Fire Sprinklers: Missing or Inadequate		\$52,292.88
15 Mechanical	13.33%	\$56,726.29
Pipe, domestic water: Beyond expected useful life		\$30,485.62
Restroom exhaust: Beyond expected useful life		\$17,045.54
Sink & vanity: Replace due to remodel		\$9,195.13
16 Electrical	27.99%	\$119,149.22
Branch Circuits: Beyond Expected Useful Life		\$41,441.37
Fixture: Incandescent fixture beyond expected life		\$54,817.35
Main service: Beyond expected useful life		\$22,890.50
19 FF&E	8.22%	\$35,000.00
Hard and soft goods: Beyond expected useful life		\$35,000.00
Total Raw Cost	100.00%	\$425,666.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,341.16
Force Protection	9.00%	\$42,351.64
General Conditions	10.00%	\$42,566.60
Total Additional Hard Cost		\$87,259.40

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$51,292.54
SIOH Conus	6.50%	\$36,674.17
Design	10.00%	\$51,292.54
08 MYr Inflation Fct	9.93%	\$64,761.94
Total Soft Cost		\$204,021.18

Total Project

\$716,946.58

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
02 Site Work	3.36%	\$31,846.95
Site Earthwork		\$31,846.95
03 Concrete	15.19%	\$143,965.86
Floor Construction		\$94,782.75
Slab on Grade		\$12,939.11
Standard Foundations		\$36,244.00
04 Masonry	11.28%	\$106,885.03
Exterior Walls		\$106,885.03
07 Thermal & Moisture Protection	2.46%	\$23,315.20
Roof Construction		\$13,611.70
Roof Coverings		\$9,703.50
08 Doors & Windows	17.89%	\$169,467.90
Exterior Doors		\$10,480.50
Exterior Windows		\$142,800.00
Interior Doors		\$16,187.40
09 Finishes	15.77%	\$149,373.76
Ceiling Finishes		\$19,663.05
Floor Finishes		\$53,084.49
Partitions		\$49,555.08
Wall Finishes		\$27,071.14
13 Special Construction	3.91%	\$37,041.37
Communications & Security		\$13,047.84
Sprinklers		\$23,993.53
15 Mechanical	13.52%	\$128,115.40
Cooling Generating Systems		\$57,990.40
Domestic Water Dist		\$20,400.00
Plumbing Fixtures		\$49,725.00
16 Electrical	6.07%	\$57,490.60
Electrical Service & Distribution		\$57,490.60
19 FF&E	10.55%	\$100,000.00
Interior FF&E allowance		\$100,000.00
Total Raw Cost	100.00%	\$947,502.07

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,211.26
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$94,750.21
Total Additional Hard Cost		\$99,961.47

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$52,373.18

SIOH Conus	6.50%	\$71,489.39
Design	10.00%	\$104,746.35
08 MYr Inflation Fct	9.93%	\$126,713.99
Total Soft Cost		\$355,322.91
Total Project Cost for Replacement		\$1,402,786.45

INSERT BUILDING 719 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
Public Areas											
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.
Guest Rooms											
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
Back-of-House Areas											
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		
EXTERIOR											
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.