

Army Lodging Wellness Recommendation



Final Submittal - Camp Parks

February 27, 2004

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 Camp Parks (RFTA) 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 most 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

Due to the high cost of utilizing rooms in the private market relative to utilizing on post facilities, and the timing of training sessions which prompts high demand during the premium private-market month of June, we recommend the number of rooms provided by the “80% of Annual Official Demand”. Using this criterion, we expect an average occupancy of 65%, and 96% of the official demand is met.

Room Count and Mix Recommendation

79 rooms

Proposed room mix:

- 21 standard guest rooms;
- 56 extended-stay guest rooms offering a kitchenette;
- 2 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

The demand analysis has determined a need of 79 rooms; however, based on existing and proposed building configurations, the actual

number recommended for the Camp Parks Wellness Plan will be 80 rooms.

Lodging Summary

The following Lodging for Camp Parks is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. Proposed additional long term changes during a future phase of the Wellness Plan are also included.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)				Wellness Recommendation (FY 18)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis													
						79	21	56	2	79	21	56	2
Existing Lodging Facilities													
306	26	26				0				0			
1150	22	22				18	17		1	0			
1151	42	29		13		0				0			
Totals	64	51	0	13	0	18	17	0	1	62	4	56	2
New Proposed Lodging Facility													
						62	4	56	2	16	16		
Total Lodging Rooms													
						80	21	56	3	78	20	56	2

Summary of Room Count and Mix based on Configuration for FY08

- 80 rooms
 - 21 standard guest rooms;
 - 56 extended-stay guest rooms offering a kitchenette;
 - 3 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*	Upgrade Renovation Cost**	Renovation Cost***	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Condition Analysis / Upgrade Renovation Cost	New Construction Cost
Existing Lodging Facilities										
306	26	\$ 2,064,887		*****	\$ 2,107,766	97.97%	0			
1150	22		\$ 477,172		\$ 2,069,035	23.06%	18		\$ 477,172	
1151	42	\$ 3,050,846		*****	\$ 5,009,396	60.90%	0			
Totals	0	\$ 3,050,846			\$ 7,078,431		18	\$ -	\$ 477,172	
New Proposed Lodging Facility										
							62	\$ 10,095,341		\$ 10,095,341
Total										
							80	\$ 10,572,513	\$ 477,172	\$ 10,095,341

- * The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.
- ** The Upgrade Renovation Cost includes Condition Assessment items and Upgrade Renovation Cost to meet Army Lodging Standards.
- *** 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.

Cost per Room Comparison

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

	Renovation	New Building	Total
Cost per Room at Camp Parks	\$ 52.42	\$ 71.58	\$ 67.27
Off Post Cost per Room	\$ 118.72	\$ 118.72	\$ 118.72
Difference between On-Post and Off-Post Lodging per room	\$ 66.30	\$ 47.15	\$ 51.46
% Savings of On-Post to Off-Post Lodging	55.8%	39.7%	43.3%

The Cost Per Room at Camp Parks 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 43.3%, it is our recommendation that the Army construct a new Lodging facility and retain 1 existing facilities at Camp Parks 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 Camp Parks is to continue the use of building 1150 with 18 rooms and to construct a new main Lodging facility to accommodate the public and back-of-the house spaces and 62 rooms, for a total of 80 rooms, to meet the 79 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. A long term recommendation (FY18) is to construct an addition to this new Lodging facility to replace the 18 existing rooms in Building 1150. 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

- Remove Lodging buildings 306 and 1151 from the Lodging inventory due to condition of existing building systems and/or cost to renovate to meet Army functional criteria.
- Construct a new main Lodging facility to include 62 rooms. This building will be planned to include the public and back-of-the-house Lodging functions for the total Lodging inventory.
- Retain building 1150, for the next 15-20 years to support 18 of the guest room requirement. Based on the age of the structure, however, we do not recommend significant renovations to the guest rooms to meet functional criteria.

Cost Summary

The cost for this recommendation will be:

Renovation of building 1150	\$ 477,172
New Lodging Facility	\$10,095,341
Total	\$10,572,513

The Cost for the future addition is estimated at \$1,943,036 in FY18, using inflation rates in accordance with the most recent version of the Economic Analysis for MILCON updated 2 December 2002 located at www.hq.usace.army.mil/

Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for building 306 and 1151.
- Construct new Lodging facility prior to removing existing Lodging facilities from inventory and removing back-of-the-house and public spaces from building 1151.

- Renovate building 1150 for condition assessment deficiencies; and limited modifications to meet guest rooms size and support space requirements.
- Remove buildings 1151 and 306 from Lodging inventory.
- Construct addition/new wing to new Lodging facility to accommodate rooms from building 1150, when replacement of building 1150 is required (FY 18).

Section 2

Lodging Master Plan



*Parks RFTA
Dublin, California*

Installation Summary

Parks Reserve Forces Training Area (Camp Parks), home to the Army 91st Division, is located in the eastern reaches of the San Francisco Bay Area in the city of Dublin, California. Supported by Fort McCoy, the mission of Camp Parks includes state-of-the-art training facilities and firing ranges for military units (active and reserve). With construction dating back to 1943, this installation is historically significant with respect to facilities and the mission.

The Camp Parks Installation Design Guide, completed in 1999, incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses and were incorporated into the recommendations of the Lodging Wellness Plan.

The barracks-style character of Camp Parks has been preserved and enhanced through the use of stucco, wood, and metal. Medium to low sloped roofs, light toned stucco, and small window openings are present, and long, low rectangular building masses exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Camp Parks were constructed during the 1950's and are located in the northwest area of the installation. A thorough condition and functional assessment of existing facilities noted significant deficiencies in buildings 306 and 1151. Renovation of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. This existing Lodging site is in close proximity to a majority of the community facilities although is not recommended for planning future Lodging construction due to existing site constraints.

The proposed Camp Parks Lodging Master Plan reflects 80 Lodging rooms with an initial replacement of two of the three 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, in conjunction with existing Lodging facility 1150, 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 62 room Lodging facility is recommended on Mitchell Drive, adjacent to building 513. This plan recommends retaining 18 rooms in building 1150 for the next 15-20 years, based on the recent renovation, and limiting renovation work specifically to minor modification of guest rooms and support spaces to meet functional requirements as required by Army Lodging standards. The Lodging Master Plan does include a long term addition to the new Lodging facility to replace these guest rooms when it is deemed that building 1150 is beyond its useful life (FY18).

Existing Lodging Summary



Building 0306

Building 306, a 2-story structure constructed in 1952, houses 26 existing standard guest rooms. This building is an old dormitory building with central bathrooms and is in poor condition. It does not meet size or functional requirements for guest rooms and is missing some of the support spaces to meet Army Lodging Standards. The cost to make improvements and bring this facility up to Army Lodging standards will exceed 50% of the replacement cost.

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove building 306 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Camp Parks Wellness Solution and Lodging Master Plan.



Building 1150

Building 1150, a 2-story structure constructed in 1953, houses 22 existing standard guest rooms. Although renovated in 1999 and in good condition, this building does not meet size requirements for guest rooms and is missing some of support spaces required to meet Army Lodging standards. The building infrastructure is to be used over the next 15-20 years with normal maintenance. Based on the original age of the structure and considering the recent renovation, though, we recommend nominal renovations to the room sizes and minor reconfiguration of support spaces to meet functional criteria. The cost to make improvements and bring these facilities up to Army Lodging Standards will not exceed 50% of the replacement cost. .

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to retain Building 1150 in the Camp Parks Lodging inventory. This facility will remain in the Camp Parks Wellness Solution and Lodging Master Plan.



Building 1151

Building 1151, a 2-story structure constructed in 1953, is the main Lodging Facility for the installation and includes 29 existing standard guest rooms and 13 existing family suites. This building is missing the majority of support spaces required for a main Lodging facility, and although renovated within the last 5 years, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate Building 1151 to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove building 1151 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Camp Parks Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new Lodging facility includes 62 rooms; 4 standard guest room, 56 extended stay rooms, and 2 family suites. The plan includes a future 2-story addition to the north and south wings to replace the 18 rooms in building 1150 in 15-20 years when replacement is required. The lobby and back-of-the-house spaces are sized for the 80 total Lodging rooms on the installation.

The proposed new construction will be sited on Mitchell Drive, adjacent to existing building 513. The lobby will be constructed of glass exterior curtain walls and stucco to provide a visual connection to the surroundings, while enhancing the approach to the building. The proposed building construction is steel frame with CMU infill walls, sloped standing seam metal roof, and a stucco exterior veneer. The architectural guidance for Camp Parks 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, 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 would maintain a 3-story height, including both extended stay guest room wings. The long-term standard guest room additions would taper to a 2-story height, compatible with surrounding facilities on the installation. A single story covered drop-off area would provide pedestrian scale and would also emphasize the front façade of the facility.

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)*			43371	45221
Public Areas			14418	14807
Exterior Entrance	N/A	N/A		0
Vestibule	1	1	0	0
Lobby (includes vestibule)	1	500-800	500-800	920
Front Desk	2 station	100	100	100
Bell Cart Station	3	12	36	64
Breakfast Bar (Seat/Svc) - min.	1	550	550	675
Passenger Elevators	2	64	384	384
Stairs	2	230	1380	1317
Public Corridors	0	0	8500	8477
Public Telephone Area	2	6	12	20
Vending - Full Service	3	70	210	195
Vending - Ice Only	3	30	90	104
Women - Lobby	1	200	200	175
Men - Lobby	1	200	200	175
Multi-Purpose Room - (250 s.f. min.)	1	250	250	252
Study Rooms (1 per 25 ext stay units)	3	250	750	803
Guest Laundries (2 sets w/d per 75 units)	3	192	576	522
Gear Wash Rooms - (170 s.f. min.)	2	170	340	421
Guest Bulk Storage (1 per 4 family suites)	1	25 ea. 40 w/circ.	40	203
Guest Rooms	62		18900	18900
Guest Room - Standard	4	300	1200	1200
Guest Room - Ext. Stay	56	300	16800	16800
Guest Room - Family Suites	2	450	900	900
Back-of-House Areas			6472	7396
Manager's Office	1	180	180	209
Assistant Manager Offices	1	120	120	120
Front Office Manager	1	100	100	101
Admin. Offices	2 staff	200-250	200-250	251
Cash Room	1	75	75	75
Luggage Storage	1	75	75	71
Admin. Conference Room	1	250	250	266
Housekeeping Office	1	120	120	134
Dirty/Clean Linen Storage	0	50	0	0
In-House Laundry - (500 s.f. minimum)	1	500	500	506
Receiving Office	1	75	75	107
Maintenance Area	1	175	175	175
Kitchen Prep Room	1	150	150	151
Break Room	1	210	210	219
Staff Toilet - Men	1	100	100	73
Staff Toilet - Women	1	100	100	73
Access Corridor	0	0	900	993
Receiving -min.	1	150	150	188
Housekeeping Rooms	1 per 15 units	128	640	1080
Service Elevator	1	80	240	252
Data/Commo Room	1	100	100	101
Switch Closets	1	16	16	76
Janitor Closet	1	50	50	66
Mechanical Room	0	0	532	570
General Storage Room - (500 s.f. min.)	1	500	500	509
Bulk Storage Room - (500 s.f. min.)	1	500	500	507
Electrical Room	2	140	280	438
Elevator Equipment Room	1	84	84	85
Exterior			400	
Playground (Outdoor)	1	0	0	0
Grounds Maintenance	1	400	400	0
* Add on factor to cover s.f. for partitions and any space not included in numbers above.				

Cost Summary

The New Construction Cost: \$10,095,341

- The cost is for a building of 62 rooms.
- All costs are adjusted by the Area Cost Factor of 123% for Camp Parks, CA.

Cost Analysis

Summary of Project Replacement Cost (based on 45,221 s.f.)

CSI	Percent	Amount
02 Site Work	2.80%	\$190,632.47
Parking Lots		\$64,501.20
Site Earthwork		\$126,131.27
03 Concrete	19.59%	\$1,335,504.95
Floor Construction		\$907,821.65
Slab on Grade		\$93,363.15
Stair Construction		\$54,243.00
Standard Foundations		\$280,077.15
04 Masonry	4.49%	\$306,187.43
Exterior Walls		\$306,187.43
07 Thermal & Moisture Protection	5.62%	\$383,228.54
Roof Construction		\$153,699.67
Roof Coverings		\$229,528.86
08 Doors & Windows	7.04%	\$479,974.29
Exterior Doors		\$21,932.13
Exterior Windows		\$354,240.00
Interior Doors		\$103,802.16
09 Finishes	19.26%	\$1,313,244.89
Ceiling Finishes		\$440,690.50
Floor Finishes		\$438,354.20
Partitions		\$253,666.11
Wall Finishes		\$180,534.09
11 Equipment	3.97%	\$270,642.44
Commercial Equipment		\$18,603.75
Other Equipment		\$252,038.69
13 Special Construction	4.95%	\$337,212.89
Communications & Security		\$151,801.82

Sprinklers		\$185,411.07
14 Conveying Systems	3.87%	\$264,204.00
Elevators and Lifts		\$264,204.00
15 Mechanical	16.71%	\$1,139,396.97
Cooling Generating Systems		\$448,123.44
Domestic Water Dist		\$143,910.00
Plumbing Fixtures		\$547,363.53
16 Electrical	7.17%	\$488,597.21
Electrical Service & Distribution		\$485,897.36
Site Lighting		\$2,699.85
19 FF&E	4.55%	\$310,000.00
Interior FF&E allowance		\$310,000.00
Total Raw Cost	100.00%	\$6,818,826.07

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$37,503.54
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$681,882.61
Total Additional Hard Cost		\$719,386.15

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$376,910.61
SIOH Conus	6.50%	\$514,482.98
Design	10.00%	\$753,821.22
08 MYr Inflation Fct	9.93%	\$911,914.31
Total Soft Cost		\$2,557,129.12

Total Project Cost for Replacement \$10,095,341.34

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

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

Overview

Section 3 Demand Analysis

Parks Reserve Forces Training Area (PRFTA)--historically known as Camp Parks--is located in the San Francisco Bay Area near the City of Livermore. Its prime mission is command, training, security, administration, servicing and supply to the military units and other governmental agencies assigned to the installation. PRFTA is operated by the U.S. Army Reserve Command in Atlanta and it is a direct reporting installation of Fort McCoy, Wisconsin. The installation houses several different units; major tenants are the 1st Brigade, the 91st Division, the Battle Projection Center and the 1st, 2nd, and 3rd Simulation Exercise Groups.

Camp Parks' population declined modestly over the last several years from 3,477 in FY99 to 3,131 in FY02. The installation expects the population to remain near this level through the near term, with a forecast of 3,093 persons by FY05 and annually thereafter.

In FY02, Camp Parks' lodging demand comprised 90% Temporary Duty (TDY) personnel, 1% Permanent Change of Station (PCS) personnel and 9% unofficial travelers. Unofficial demand is not used in the calculation of recommended room inventory.

The majority of TDY personnel attended a variety of training classes; these classes typically ranged from 5 to 14 days. The majority of PCS stays averaged 25 days.

The table below describes Camp Parks' official demand population.

Camp Parks Official Market Demand Analysis		
	TDY	PCS
Total Demand:	90%	1%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	73% (5 days)	5% (7 days)
More than 14 days	27% (15 days)	95% (25 days)

Source: Camp Parks Lodging Administration, compiled by HVS International

On Post Inventory

Camp Parks' lodging inventory has 90 rooms.

Demand and Utilization

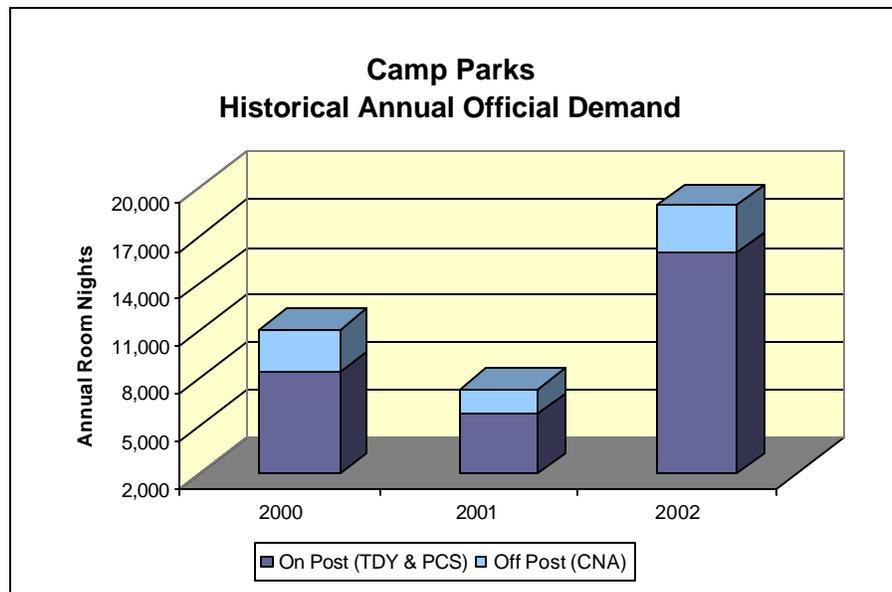
Data Summary

Official demand, including Certificates of Non-Availability (CNAs), totaled 18,969 room nights in FY02, up from 9,670 in FY01, and 11,106 in FY00. Between FY01 and FY02, a significant change occurred in overall lodging demand levels concurrent with the number of reservists training for combat in the Middle East. In FY02, official demand averaged 52 room nights per day.

PCS demand was a minimal part of demand at this installation, and it decreased from 4% (210 total room nights) in FY01 to 1% (140 total room nights) in FY02. We used this historical representation of PCS activity to establish our room mix recommendation.

CNAs issued over the course of the historical period were: 2,681 in FY00, 1,569 in FY01 and 3,039 in FY02. The increase in CNA activity between FY01 and FY02 was due to the increase in reservists' training.

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

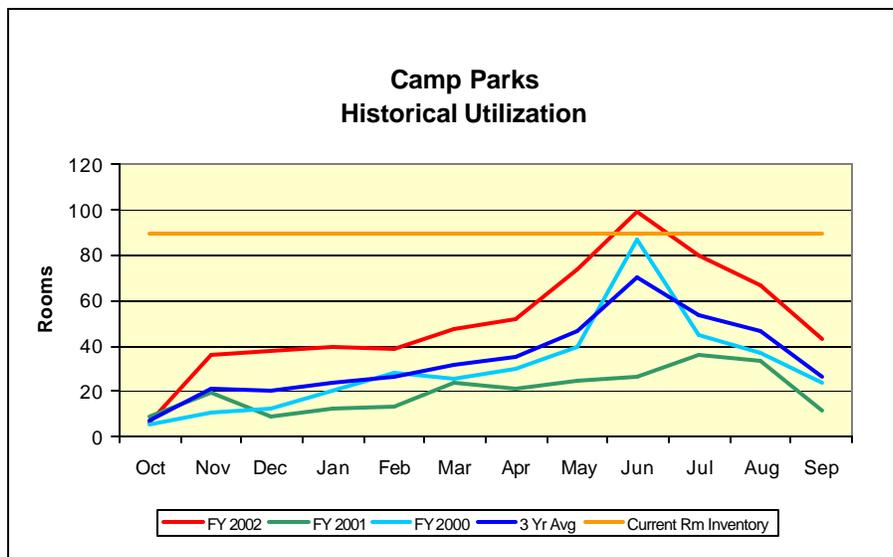


Source: Camp Parks Lodging Administration, compiled by HVS International

Camp Parks' lodging occupancy increased substantially in FY02, from 31.6% in FY00 and 17.6% in FY01, to 70.2% in FY02. In previous years, occupancy was so low that a portion of room inventory was closed during much of the year.

Based on historical data, total official demand increased in FY02 concurrent with the considerable increase in activity associated with the installation's new training initiative. Occupancy expanded into the low 70% range.

The following chart summarizes Camp Parks' historical utilization data by month.



Source: Camp Parks Lodging Administration, compiled by HVS International

Monthly variances between years show a much higher overall demand period in FY02 versus both FY00 and FY01. Summer demand was also much higher in FY00 than in FY01 due to heightened CNA activity.

Seasonality

The records indicate distinct seasonality to Camp Parks' lodging demand. Training activity and demand remain relatively steady November through March, and then increase considerably through the spring and summer months. June demand is the strongest, reflecting the highest training activity period.

Factors Influencing Demand

Lodging management does not expect any changes in the training mission or other known factors that would cause significant changes to future lodging demand patterns.

Private Market Capability

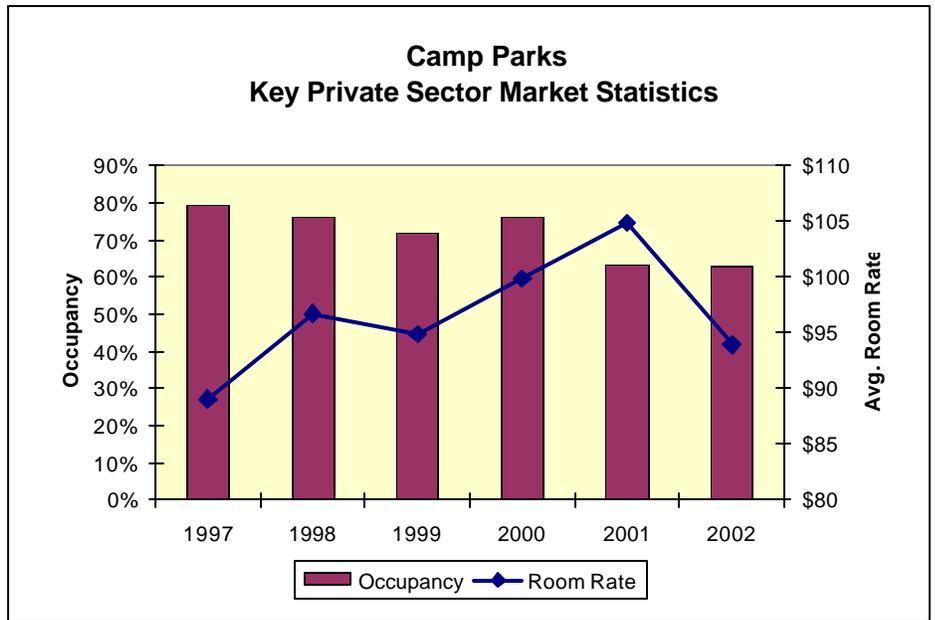
Camp Parks provides a referral list to 14 area hotels inclusive of 2,095 rooms within a 30-minute rush-hour driving time radius of the installation. These hotels range in size from 60 rooms to 294 rooms. The private market hotels represent a wide range of facilities affiliated with recognizable brand names; examples include Hilton, Hampton Inn, and Comfort Inn.

The occupancy levels in the private market fell from above 76.0% in calendar 2000 to under 64.0% in 2001 and 2002, concurrent with the nationwide decline in travel. This dynamic created some capacity within the private market to house installation demand, but private market occupancy nevertheless remained high during the month of June when Camp Parks' demand is greatest. Therefore, the seasonality of the private market limits room availability during this month.

The room rates quoted by the hotels on the installation's referral list ranged from \$78 to \$149. The rounded, weighted average rate offered by these hotels to government travelers was \$108; this is considered to be the actual government rate paid, despite a higher per diem of \$118.

Because of the readily available rooms at this lower rate position, our quantitative analysis uses a room rate of \$108. This lower rate position is also supported by the Smith Travel Research market data, which indicated a recent market-wide average near \$95.

The chart below describes key private market statistics.



Source: Smith Travel Research

Demand Requirement Determination

Complete data pertaining to the last three years was available for Camp Parks. As noted, the lodging activity at this installation increased considerably in FY02 with heightened training, thus limiting the relevance of FY00 and FY01 data. Therefore, we have relied upon FY02 data as the most appropriate basis for future demand projections.

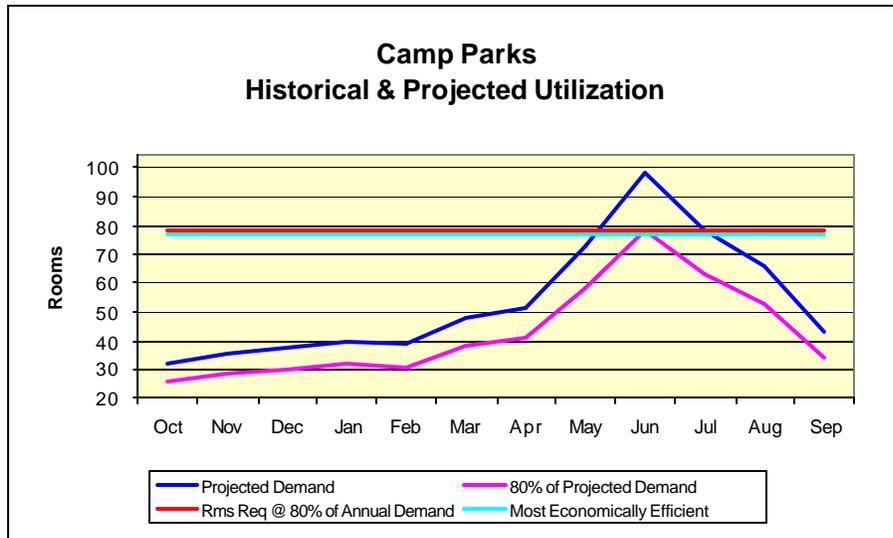
Due to the use of one year's data as the basis for projections, normalization was not required.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 79; generating occupancy of 65%. As implied by the criterion, at least 80% of the official demand is met each month. On an annual basis, 96% of the official demand is met.

Another method to determine the number of rooms to be provided at the installation applies the "Most Economically Efficient" criterion. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium for Camp Parks is 77 rooms. With a room

inventory of 77 rooms, the expected occupancy is 66% and 95% of the official demand is met.

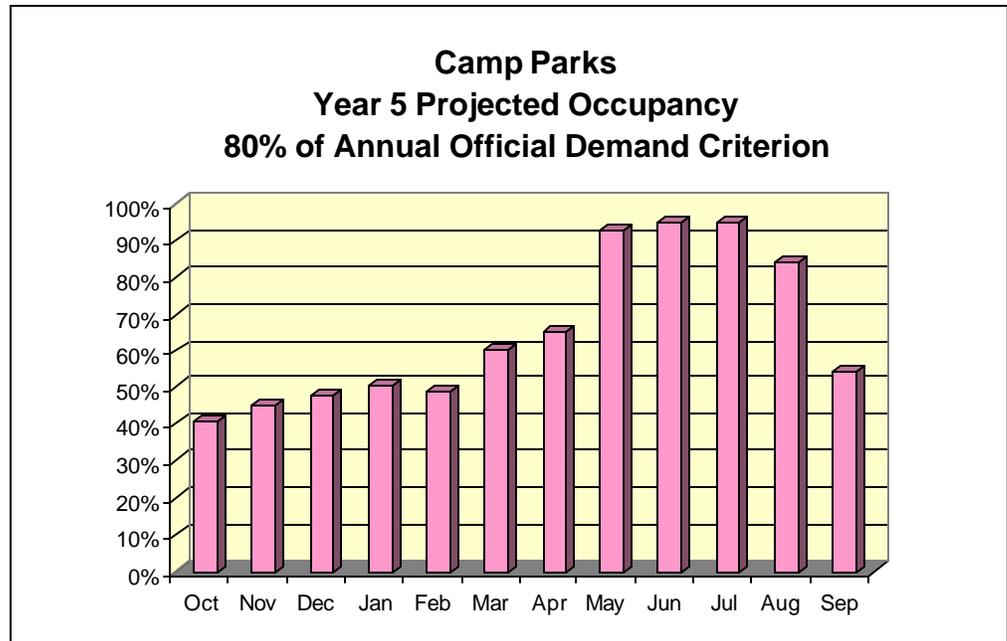
The chart below compares the alternatives to room inventory to projected demand.



Source: Camp Parks Lodging Administration and HVS International

Due to the high cost of utilizing rooms in the private market relative to utilizing on post facilities, and the timing of training sessions which prompts high demand during the premium private-market month of June, we recommend the number of rooms provided by the “80% of Annual Official Demand” criterion, or 79 units. Camp Parks' projected FY08 Average Daily Rate is \$35.09, based on projected operating costs and exclusive of Wellness recommended capital improvement costs.

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



Source: HVS International

Using the “80% of Annual Official Demand” criterion, the average occupancy is 65%. On a monthly basis, occupancy varies from a low of 40% in October to 95% in June and July.

Summary and Recommendation

- Camp Parks' population declined to just over 3,100 personnel in FY02
- Despite the declining population trend on this installation, lodging demand increased considerably in FY02 concurrent with new training efforts for reservists; these activities are expect to continue
- The local private sector lodging market is reportedly stable and has the capacity to house personnel off-post during most months, however private market accommodations are scarce during the summer, especially in June
- Reported room rates and the area per diem are high when compared to the lodging cost on post
- CNAs increased from 1,569 room nights in FY01 to 3,039 room nights in FY02, reflecting an increasing level of lodging activity
- Providing a room inventory equal to 79 units will generate an annual occupancy of 65%.

Room Count and Mix Recommendation

- 79 rooms
- Proposed room mix:
 - 21 standard guest rooms
 - 56 extended-stay guest rooms offering a kitchenette
 - 2 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 306
Cromwell Avenue at 8th Street
Parks RFTA
Dublin, California*

Building 0306

Building 306, a 2-story structure constructed in 1952, houses 26 existing standard guest rooms. This building is an old dormitory building with central bathrooms and is in poor condition. It does not meet size or functional requirements for guest rooms and is missing some of the support spaces to meet Army Lodging Standards. The cost to make improvements and bring this facility up to Army Lodging standards will exceed 50% of the replacement cost.

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove building 306 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Camp Parks Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 16 standard stay rooms, 0 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 123% for Camp Parks, CA.

Cost Analysis

• Condition Assessment Cost	\$2,064,887
• Replacement Cost	\$2,107,766
• Condition Assessment to Replacement Cost Ratio	97.97%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 0306 is not recommended.



Building 306
Back of Building

Attributes

01.Number of Units Constructed	26
02.Number of Units Used	26
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	26
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	26
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	16
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	-8
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Building 306
Typical Guest Room

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods, installed in the early 1990s, consist of a headboard, night stand, dresser, desk with chair, and TV cabinet. The soft goods, also installed in the early 1990s, consist of drapes, TV, mattress and box springs and bed coverings. The Day Rooms have a sofa, love seat, easy chair plus wood tables and chairs. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms and day rooms.

Foundations

Standard Foundations

- Analysis: The foundations consist of concrete piers on concrete spread footings. From a view from the exterior, there is no apparent evidence of failure.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Only the first floor main mechanical room and laundry room is slab on grade, in good to fair condition. There are some cracks visible but not significant.
- Recommendation: Repair cracks in concrete slabs. Clean and reseal concrete floor.

Superstructure

Floor Construction

- Analysis: The floor construction, first and second floors, consists of wood framing with 1x3 plank decking sub-floor, in good to fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is common wood framing with plank roof decking, in good to fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of wood studs and aluminum siding. The siding is estimated installation in the mid 1980s and is damaged in several places.
- Recommendation: Replace damaged siding.



Building 306
Shared Bath, 2 per floor

Exterior Windows

- Analysis: The windows are single glazed aluminum single hung sash and frame units, set in the original wood frame and mullion. The estimated installation is in the early to mid 1980s. The windows are in fair to poor condition.
- Recommendation: Replace windows with new energy efficient units.

Exterior Doors

- Analysis: The exterior doors are flush hollow metal in hollow metal frames, estimated installation in the early to mid 1980s and in fair to poor condition.
- Recommendation: Replace exterior doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast without gutters and downspouts. There are metal gravel stops and fascia. The roof is in fair condition but is estimated to be at the end of its expected useful life.
- Recommendation: Replace the roof to include new gutters and downspouts.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs, of original construction and are in poor condition.
- Recommendation: Replace drywall on interior wood studs.

Interior Doors

- Analysis: Interior doors are solid panel wood doors in wood frames. Doors to stairway enclosures are hollow metal in hollow metal frames with no fire label. Doors are of original construction and in poor condition.
- Recommendation: Replace all interior doors.

Stairs

Stair Construction

- Analysis: The interior stairs are of wood frame construction with wood treads, of original construction, in fair to poor condition. The exterior stairs are steel, appear to be of original construction, in good to fair condition.
- Recommendation: Replace interior stairs.

Interior Finishes

Wall Finishes

- Analysis: The walls are paint over drywall in back of house, common areas and guest rooms. The paint is in fair to poor condition.
- Recommendation: Replace wall coverings and paint wall surfaces as appropriate.

Floor Finishes

- Analysis: The floor finish in the guest rooms is carpet with wood base, installed approximately 2000, in good condition. Corridors have vinyl composition tile (VCT) with wood base, installed in the mid 1980s, in fair condition. The common toilet/baths have a seamless composition polymer flooring, in good condition.
- Recommendation: Replace carpet with carpet base in guest rooms. Install carpet in corridors. Install ceramic tile in toilet/baths. Install VCT flooring in Stairways and Laundry.

Ceiling Finishes

- Analysis: The ceiling finish in all spaces including guest rooms and corridors is painted drywall. The drywall is of original construction, in good to fair condition. The paint, of the early 1990s, is in fair to poor condition.
- Recommendation: Replace and paint drywall ceilings in guest rooms plus common and back of house spaces as appropriate. Install acoustical ceiling and grid in common areas as appropriate.

Plumbing

Plumbing Fixtures

- Analysis: There is no plumbing in the guest rooms. The building has four common shared toilet/baths, two per floor. The water closets and urinals, American Standard, appear to be of original construction and in poor condition. The lavatories are integral counter top bowl. The shower stalls are fiberglass with plexiglass doors, also of a later vintage. The lavatories and shower stalls are in good condition.
- Recommendation: Replace urinals and water closets.

Domestic Water Distribution

- Analysis: The domestic water piping is copper, of original construction, in fair condition. Hot water is supplied from a Dayton gas fired water heater, 2000 vintage, in good condition.
- Recommendation: Replace domestic water distribution system.

HVAC

Cooling Generating Systems

- Analysis: There is no air conditioning. Heating is supplied from 4 gas fired furnaces located at each end of the corridor on each of the two floors. The system is a simple force air system, in fair to poor condition. There is no individual unit control.
- Recommendation: Replace the HVAC system with a combined heating/cooling system with unit control.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install an NFPA code approved fire sprinkler system for residential occupancy.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is an overhead entry from a pole mounted transformer supplying 120/240 volt, single phase power to an interior distribution panelboard, of original construction, in fair to poor condition. Lighting fixtures are 1x4 surface fluorescent wrap around units in guest rooms, common and back of house spaces plus residential lamps in guest rooms. Wiring devices and branch circuitry are of an early vintage or original construction. There are emergency battery pack fixtures but they are not adequate.
- Recommendation: Replace electrical distribution system, lighting fixtures, wiring devices and branch circuitry. Add emergency egress lighting.

Communications and Security

- Analysis: The fire alarm system includes required initiation and signal devices and features and addressable EST IRC-3 control panel Manaco communications tie. The system was installed in the mid 1990s and is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There is a common area guest use laundry on the first floor containing one washer and dryer, in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is generally in good condition, however there is an apparent drainage problem with some water accumulation.
- Recommendation: Regrade site and install subsurface drainage to relieve water accumulation.

Site Improvements

Parking Lots

- Analysis: The parking lot consists of gravel surface and has adequate spaces for the building. The lot has access to the main roads. The parking lot is in fair to poor condition.
- Recommendation: Remove gravel surface and install asphaltic concrete paving and stripe.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is limited to street lighting only. There are HID wall pack units at the building end exits plus incandescent "fruit jar" fixtures at the street side entries.
- Recommendation: Install supplemental area lighting.



Building 306
Laundry Room

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Does not exist, one is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Break Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bulk Storage Area**
Exists at 680 s.f.; is not required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Dirty / Clean Linen Storage**
Exceeds s.f. requirements; space is 180 s.f, standard is 50 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Rooms**
Space is undersized at 192 s.f, standard is 256 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Janitor Closet**
Exists; is not required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms
(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Standard Stay Rooms**
Undersized at 192 s.f. Two community restrooms per floor are shared between the standard stay rooms.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Gear Wash Areas**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Exceeds s.f. requirements; space is 474 s.f, standard is 192 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Non Standard Space**
Public lounge areas exist on both floors; are not required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Corridors**
Corridor is 5' wide, standard is 6' s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Telephone Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Stairs**
Two of the four stairs are exterior.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vending**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Site

- **Community Planning**
The existing Lodging facility is located separately from the main Lodging campus area but in close proximity to a majority of the community facilities. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.

- **Site Amenities**

The exterior common areas do not meet Lodging standards. Required exterior common areas and site amenities do not exist. Landscape and site work is in poor condition.

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	5.29%	\$64,830.30
Parking: AC Pavement Damaged or Failing		\$36,329.28
Site areas insufficient flow		\$28,501.02
03 Concrete	0.42%	\$5,200.50
Slab on Grade: Damaged or Cracked		\$5,200.50
05 Metals	2.45%	\$30,000.00
Interior Stairs: Damaged or Failing		\$30,000.00
07 Thermal & Moisture Protection	8.65%	\$106,101.54
Built-up Roof: Beyond Useful Life		\$26,306.03
Gutters: Missing or Inadequate		\$8,081.10
Metal Lap Siding: Beyond Useful Life		\$71,714.41
08 Doors & Windows	16.60%	\$203,463.41
Al. Windows - Beyond Useful Life		\$46,312.45
Exterior Steel Door - Beyond expected useful life		\$17,740.79
Wood Door - Door Not Rated		\$56,671.51
Wood Door - Beyond Useful Life		\$82,738.66
09 Finishes	19.28%	\$236,358.21
Acoustical Ceiling & Grid: Beyond expt useful life		\$14,809.08
Carpet: Beyond Useful Life		\$30,129.13
Concrete floor: Sealer missing or inadequate		\$619.92
Drywall Ceilings: Damaged or Failing		\$41,806.06
Drywall Partition: Damaged or Failing		\$82,589.58
Floor Tile: Damaged or Failing		\$9,185.93
Interior ceilings: Paint Failing		\$5,868.73
Interior walls: Paint failing		\$1,320.78
VCT: Beyond Useful Life		\$5,279.15
Vinyl walcovering, missing or inadequate		\$44,749.85
10 Specialties	0.16%	\$1,907.73
Toilet Accessories: Beyond expected useful life		\$1,907.73
13 Special Construction	4.55%	\$55,800.31
Fire Sprinklers: Missing or Inadequate		\$55,800.31
15 Mechanical	14.09%	\$172,793.93
Domestic water system: Beyond expected useful life		\$32,528.08
Pipe, sewer or waste: Beyond expected useful life		\$15,609.72
PTAC: Missing or inadequate		\$58,754.64
Restroom exhaust: Missing or inadequate		\$45,845.11
Urinal: Beyond expected useful life		\$10,305.92
Water closet: Beyond expected useful life		\$9,750.46
16 Electrical	17.91%	\$219,509.87
Branch Circuit: Circuit for PTAC inadequate		\$22,601.25
Branch Circuits: Beyond Expected Useful Life		\$44,207.96

Building 0306

Building sevice: Beyond expected useful life		\$9,052.04
Emergency Light: Missing or inadequate		\$8,905.20
Fixture: Incandescent fixture beyond expected life		\$29,568.86
Fixtures, fluorescent: Beyond expected useful life		\$62,758.36
Inadequate exterior Lighting		\$4,898.74
Main service: Beyond expected useful life		\$16,561.95
Panelboard: Beyond expected useful life		\$13,830.12
Service Entrance, 1000A, Beyond Useful Life		\$7,125.39
19 FF&E	10.60%	\$130,000.00
Hard and soft goods: Beyond expected useful life		\$130,000.00
Total Raw Cost	100.00%	\$1,225,966.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$6,742.81
Force Protection	9.00%	\$121,977.49
General Conditions	10.00%	\$122,596.60
Total Additional Hard Cost		\$251,316.90

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$147,728.29
SIOH Conus	6.50%	\$105,625.73
Design	10.00%	\$147,728.29
08 MYr Inflation Fct	9.93%	\$186,521.67
Total Soft Cost		\$587,603.97

Total Project		\$2,064,886.87
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Replacement

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

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.00%	\$56,896.88
Parking Lots		\$18,696.00
Site Earthwork		\$38,200.88
03 Concrete	15.41%	\$219,341.73
Floor Construction		\$125,621.88
Slab on Grade		\$28,228.50
Stair Construction		\$9,040.50
Standard Foundations		\$56,450.85
04 Masonry	6.48%	\$92,196.06
Exterior Walls		\$92,196.06
07 Thermal & Moisture Protection	7.10%	\$101,057.29
Roof Construction		\$31,041.33
Roof Coverings		\$70,015.96
08 Doors & Windows	10.28%	\$146,294.97
Exterior Doors		\$12,084.75
Exterior Windows		\$108,240.00
Interior Doors		\$25,970.22
09 Finishes	13.26%	\$188,710.42
Ceiling Finishes		\$28,563.22
Floor Finishes		\$69,415.55
Partitions		\$51,354.92
Wall Finishes		\$39,376.73
11 Equipment	0.60%	\$8,610.00
Other Equipment		\$8,610.00
13 Special Construction	4.77%	\$67,966.82
Communications & Security		\$30,596.36
Sprinklers		\$37,370.46
15 Mechanical	24.52%	\$349,051.86
Cooling Generating Systems		\$90,321.36
Domestic Water Dist		\$42,066.00
Plumbing Fixtures		\$216,664.50
16 Electrical	7.27%	\$103,549.40
Electrical Service & Distribution		\$100,849.55
Site Lighting		\$2,699.85
19 FF&E	6.32%	\$90,000.00
Interior FF&E allowance		\$90,000.00
Total Raw Cost	100.00%	\$1,423,675.43

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,830.21
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$142,367.54
Total Additional Hard Cost		\$150,197.76

Building 0306

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$78,693.66
SIOH Conus	6.50%	\$107,416.85
Design	10.00%	\$157,387.32
08 MYr Inflation Fct	9.93%	\$190,394.94
Total Soft Cost		\$533,892.77
Total Project Cost for Replacement		\$2,107,765.96

INSERT BUILDING 306 FLOOR PLANS HERE



*Building 1150
1150 12th Street
Parks RFTA
Dublin, California*

Building 1150

Building 1150, a 2-story structure constructed in 1953, houses 22 existing standard guest rooms. Although renovated in 1999 and in good condition, this building does not meet size requirements for guest rooms and is missing some of support spaces required to meet Army Lodging standards. The building infrastructure is to be used over the next 15-20 years with normal maintenance. Based on the original age of the structure and considering the recent renovation, though, we recommend nominal renovations to the room sizes and minor reconfiguration of support spaces to meet functional criteria. The cost to make improvements and bring these facilities up to Army Lodging Standards will not exceed 50% of the replacement cost. .

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to retain Building 1150 in the Camp Parks Lodging inventory. This facility will remain in the Camp Parks Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 17 standard stay rooms, 0 extended stay rooms and 1 family suites.
- The upgrade cost model uses the existing building foot print, with the plan reworked to meet current lodging size requirements.
- This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Upgrade Cost includes functional renovations but not Condition Assessment cost.
- The upgrade and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.
- All costs are adjusted by the Area Cost Factor of 123% for Camp Parks, CA.

Cost Analysis

• Condition Assessment & Upgrade Cost	\$477,172
• Replacement Cost	\$2,069,035
• Condition Assessment & Upgrade to Replacement	23.06%
Cost Ratio	

Because the Sum of the Condition Assessment and Upgrade Costs to Replacement Cost Ratio is less than 50.00%, repair, upgrade, and continued use of Building 1150 is recommended.



Building 1150
Back of Building

Attributes

01.Number of Units Constructed	22
02.Number of Units Used	22
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	22
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	19
11.Operating as Extended Stay	3
12.Operating as Family Suite	0
13.Renovated to Standard	17
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	-4
17.Remove from Inventory	No
18.Upgrade Renv Cost Model Req	Yes
19.Renv Cost Model Req	No



Building 1150
Typical Standard Room

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard and soft goods are typical of residential furnishings, of the Thomasville quality level. The guest bedrooms have a bed with headboard, two night stands, dresser, desk with chair, a closet cabinet, TV, microwave and easy chair. Some units have kitchen cabinets with counter, which contains the lavatory, and a trundle bed sofa. All are of the 1999 renovation and in like new condition.
- Recommendation: No corrective action required.

Foundations

Standard Foundations

- Analysis: The foundations consist of concrete piers on concrete spread footings. From a view from the exterior, there is no apparent evidence of failure.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Only the first floor main mechanical room is slab on grade, in good to fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction, first and second floors, consists of wood framing with plank decking sub-floor, in good to fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is common wood framing with plank roof decking, in good to fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are load bearing wood stud framing with Exterior Insulation and Finish Systems (EIFS). The wood framing is primarily of original construction. The EIFS was installed in the 1999 renovation, in like new condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are thermal glazed aluminum frame with powder coat finish, of the latest major renovation, are in like new condition.



Building 1150
Typical Standard Room

- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The exterior doors are flush hollow metal in hollow metal frames, of the 1999 renovation, in like new to good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast without gutters and downspouts. There are metal gravel stops and fascia. The roof is part of the 1999 renovation and is in good condition.
- Recommendation: Install gutters and downspouts.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition. Most of the wood studs are of original construction. The drywall is of the 1999 renovation.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are solid core wood flush with primarily transparent finish, in good condition. Doors to exit access corridors are fire labeled.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The interior stairs are of wood frame construction with carpet covered treads. The framing is of original construction, in good to fair condition. The interior stairs are in violation of the code minimum stair width requirement. The exterior stairs are steel with concrete tread fill, appear to be of the 1999 renovation, in good condition.
- Recommendation: Replace interior stairs.

Interior Finishes

Wall Finishes

- Analysis: Wall finish in guest rooms and baths plus corridors, common and back of house spaces is primarily paint, renewed at the latest major renovation and in good condition.
- Recommendation: Install wall coverings and paint wall surfaces as appropriate.

Floor Finishes

- Analysis: The floor finishes are carpet with vinyl base in the guest rooms and corridor, sheet vinyl in the baths, common kitchen and back of house spaces; renewed at the 1999 renovation. All are in good condition.

- Recommendation: Replace the carpet in the guest rooms and corridors. Install ceramic tile in the guest baths. Install VCT flooring in the common and back of house spaces.

Ceiling Finishes

- Analysis: The ceiling finishes in the guest room are painted drywall including the bath, of the 1999 renovation, in good condition. Common areas, back of house areas and corridors are primarily 2x4 lay in acoustical panels, also of the 1999 renovation, in good condition.
- Recommendation: Repaint interior ceilings of guest rooms and baths. Replace suspended ceilings with new acoustical ceiling panels.

Plumbing

Plumbing Fixtures

- Analysis: Guest baths have American Standard elongated bowl water closet and fiberglass tub and shower unit with simulated tile finish. The tub/shower unit has a motel type single lever control without volume control. There is no lavatory in the bathroom. The lavatory is porcelain finish located in the cabinet unit in the guest room. The common kitchen includes a stainless steel sink. All are in good condition.
- Recommendation: Replace the guest rooms shower faucet with one which includes volume control.

Domestic Water Distribution

- Analysis: The domestic water system is primarily of copper piping, most of which was replaced in the 1999 renovation. There is a RayPak gas fired hot water boiler with separate storage tank, estimated 2001. All are in like new condition.
- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: The HVAC system is a chilled and hot water four pipe system featuring room fan coil units with individual control; a York exterior air cooled chiller, replaced in 2003 and a Rite gas fired boiler, 2001. All components are in like new condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building has a sprinkler system, full coverage including guest rooms, installed as part of the 1999 renovation, in like new condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: The building electrical service is an overhead to underground service, through a CT cabinet, serving 120/208 volts three phase to a Cutler-Hammer distribution panelboard with 300 amp main breaker. There is a 25 KVA step up transformer to 120/240 volts feeding two interior power panels. Guest room lighting is residential portable lamps plus surface PL fluorescent ceiling ambient fixtures. Corridors have 2x2 flat lens fluorescent troffers plus PL fluorescent wall sconces and battery pack emergency lighting. All components are of the 1999 renovation and in like new condition. There is a code violation in guest room receptacle spacing.

- Recommendation: Install additional guest room receptacles. No other corrective action required.

Communications and Security

- Analysis: The fire alarm system includes required initiation and signal devices and features and addressable Notifier AFP-400 control panel Manaco communications tie. The system was completed in 2001 and is in like new condition.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There are guest laundries on the first and second floors; each containing one washer and one dryer, Maytag, 1999, in like new condition. There is a guest use kitchen on the first floor containing one electric range, a microwave and ice machine, all in like new condition.

- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks, with stone, grass and shrubbery landscaping, well maintained and in good condition. There is also a picnic area with arbor and charcoal grille, well designed and maintained. All of the features are part of the 1999 renovation. There are no signs of ponding or erosion.

- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The shared parking lot has adequate spaces for the building. The striped asphalt lot has access to main roads and is adjacent to the building. The parking lot is in good condition.

- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole mounted cobra head HID fixtures in parking areas adjacent to the building. Building mounted HPS wall pack lighting fixtures are also provided at entrance and exit doors. Site lighting estimated of the early 1990s, appears to be in good condition. The building mounted HPS wall packs are part of the 1999 renovation, in like new condition.
- Recommendation: No corrective action required.



Building 1150
Common Kitchen, 1st Floor

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Does not exist, is required based on Functional Criteria. Renovation will include function as part of Wellness Recommendation.
- **Break Room**
Does not exist, is required based on Functional Criteria. Renovation will include function as part of Wellness Recommendation.
- **Bulk Storage Area**
Exists is not required. Renovation will remove function as part of Wellness Recommendation.
- **Dirty / Clean Linen Storage**
Exceeds s.f. requirements; space is 182 s.f., standard is 50 s.f.
No renovation required. Excess space is not needed for another function.
- **Housekeeping Rooms**
Meets majority of Functional Criteria. Renovation not required.
- **Utility Rooms (Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Meets majority of Functional Criteria. Renovation not required.

Guest Rooms

- **Standard Stay Rooms**
3 rooms are oversized at over 500 s.f., 17 are undersized between 248-280 s.f.
Renovation will modify room sizes by eliminating four guest rooms.

Public Spaces

- **Bell Cart Station**
Does not exist, is required based on Functional Criteria. Renovation will include function as part of Wellness Recommendation.
- **Gear Wash Areas**
Does not exist, is required based on Functional Criteria. Renovation will include function as part of Wellness Recommendation.
- **Guest Laundry Area**
Meets majority of Functional Criteria. Renovation not required.
- **Non Standard Space**
In-house guest kitchen exists and is not required based on Function Criteria. Renovation will remove space as part of Wellness Recommendation.
- **Public Corridors**
Meets majority of Functional Criteria. Renovation not required.
- **Public Telephone Area**
Does not exist, is required based on Functional Criteria. Renovation will include function as part of Wellness Recommendation.
- **Stairs**
Two of the three stairs are exterior. Renovation not required. The cost to move stairs to the interior is not cost effective for the 15-20 year recommended use of this building.
- **Vending**
Does not exist, is required based on Functional Criteria. Renovation will include function as part of Wellness Recommendation.
- **Vestibule**
Does not exist, is required based on Functional Criteria. Renovation will include function as part of Wellness Recommendation.

Site

- **Community Planning**
The existing Lodging facility is located within a defined campus area in close proximity to community facilities. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.

- **Site Amenities**

The exterior common area meets Lodging standards and includes some site amenities. Existing grounds are well maintained. Landscape materials and selections use local materials and practices.

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
05 Metals	8.84%	\$15,000.00
Interior Stairs: Damaged or Failing		\$15,000.00
07 Thermal & Moisture Protection	3.28%	\$5,566.98
Gutters: Missing or Inadequate		\$5,566.98
09 Finishes	71.13%	\$120,625.60
Acoustical Ceiling Tile: Beyond expect useful life		\$9,403.60
Carpet: Beyond Useful Life		\$30,336.91
Floor Tile: Damaged or Failing		\$15,332.69
Interior ceilings: Paint Failing		\$6,825.94
Interior walls: Paint failing		\$1,576.95
VCT: Beyond Useful Life		\$2,881.64
Vinyl walcovering, missing or inadequate		\$54,267.87
15 Mechanical	4.21%	\$7,146.44
Faucet: Missing or inadequate		\$7,146.44
16 Electrical	12.53%	\$21,257.48
Receptacle: Missing or inadequate		\$21,257.48
Total Raw Cost	100.00%	\$169,596.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$932.78
Force Protection	9.00%	\$16,873.95
General Conditions	10.00%	\$16,959.60
Total Additional Hard Cost		\$34,766.33

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$20,436.23
SIOH Conus	6.50%	\$14,611.91
Design	10.00%	\$20,436.23
08 MYr Inflation Fct	9.93%	\$25,802.78
Total Soft Cost		\$81,287.15
Total Project		\$285,649.48

Upgrade Renovation

The Upgrade Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Due to the limited nature of this cost model, the Condition Assessment Costs are not included.

Summary of Project Upgrade Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	6.58%	\$7,480.86
Interior Doors		\$7,480.86
09 Finishes	38.53%	\$43,808.28
Ceiling Finishes		\$5,870.05
Floor Finishes		\$7,403.12
Partitions		\$19,938.20
Wall Finishes		\$10,596.90
10 Specialties	3.12%	\$3,550.83
Fittings		\$3,550.83
12 Furnishings	18.01%	\$20,479.50
Fixed Furnishings		\$20,479.50
15 Mechanical	11.39%	\$12,948.21
Plumbing Fixtures		\$12,948.21
16 Electrical	22.37%	\$25,442.55
Electrical Service & Distribution		\$16,365.15
Lighting & Branch Wiring		\$9,077.40
Total Raw Cost	100.00%	\$113,710.22

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$625.41
Force Protection	9.00%	\$11,313.60
General Conditions	10.00%	\$11,371.02
Total Additional Hard Cost		\$23,310.03

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$13,702.03
SIOH Conus	6.50%	\$9,796.95
Design	10.00%	\$13,702.03
08 MYr Inflation Fct	9.93%	\$17,300.17
Total Soft Cost		\$54,501.17

Total Project Cost for Upgrade Renovation	\$191,521.42
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Replacement

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

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.00%	\$55,904.73
Parking Lots		\$18,696.00
Site Earthwork		\$37,208.73
03 Concrete	15.44%	\$215,784.56
Floor Construction		\$124,272.56
Slab on Grade		\$27,490.50
Stair Construction		\$9,040.50
Standard Foundations		\$54,981.00
04 Masonry	6.50%	\$90,897.53
Exterior Walls		\$90,897.53
07 Thermal & Moisture Protection	7.04%	\$98,334.15
Roof Construction		\$30,111.05
Roof Coverings		\$68,223.10
08 Doors & Windows	10.43%	\$145,785.75
Exterior Doors		\$12,084.75
Exterior Windows		\$108,240.00
Interior Doors		\$25,461.00
09 Finishes	13.14%	\$183,662.51
Ceiling Finishes		\$27,707.77
Floor Finishes		\$68,910.35
Partitions		\$49,573.48
Wall Finishes		\$37,470.92
11 Equipment	0.31%	\$4,305.00
Other Equipment		\$4,305.00
13 Special Construction	4.74%	\$66,197.12
Communications & Security		\$29,799.70
Sprinklers		\$36,397.42
15 Mechanical	24.73%	\$345,593.10
Cooling Generating Systems		\$87,969.60
Domestic Water Dist		\$40,959.00
Plumbing Fixtures		\$216,664.50
16 Electrical	7.23%	\$101,050.65
Electrical Service & Distribution		\$98,350.80
Site Lighting		\$2,699.85
19 FF&E	6.44%	\$90,000.00
Interior FF&E allowance		\$90,000.00
Total Raw Cost	100.00%	\$1,397,515.10

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,686.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$139,751.51
Total Additional Hard Cost		\$147,437.84

Building 1150

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$77,247.65
SIOH Conus	6.50%	\$105,443.04
Design	10.00%	\$154,495.29
08 MYr Inflation Fct	9.93%	\$186,896.39
Total Soft Cost		\$524,082.37
Total Project Cost for Replacement		\$2,069,035.31

**INSERT BUILDING 1150 FLOOR PLANS (EXISTING AND
RENOVATION) HERE**



*Building 1151
1151 12th Street
Parks RFTA
Dublin, California*

Building 1151

Building 1151, a 2-story structure constructed in 1953, is the main Lodging Facility for the installation and includes 29 existing standard guest rooms and 13 existing family suites. This building is missing the majority of support spaces required for a main Lodging facility, and although renovated within the last 5 years, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate Building 1151 to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove building 1151 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Camp Parks Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 32 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 123% for Camp Parks, CA.

Cost Analysis

• Condition Assessment Cost	\$3,050,846
• Replacement Cost	\$5,009,396
• Condition Assessment to Replacement Cost Ratio	60.90%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 1151 is not recommended.



Building 1151
Back of Building

Attributes

01.Number of Units Constructed	42
02.Number of Units Used	42
03.Main Lodging Facility	Yes
04.Single Room w/o FullKitchen	7
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	35
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	7
11.Operating as Extended Stay	22
12.Operating as Family Suite	13
13.Renovated to Standard	0
14.Renovated to Extended Stay	32
15.Renovated to Family Suite	2
16.Delta renovation	-8
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Building 1151
Typical 2 Room Suite
Bedroom

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard and soft goods are typical of residential furnishings. The guest bedrooms have a bed with headboard, night stand and dresser. The living area has a sofa, coffee table, easy chair, side table and TV with cabinet. Soft goods include bed spread and drapes. The front lobby has three covered chairs, a side table and a brochure stand, all in good condition. The administration area has a front counter, desks, desk chairs and wood file cabinets. The file cabinets are in good condition. The desks and chairs are in fair condition. There are also framed art copies in the corridors.
- Recommendation: Replace desks and chairs in administration area.

Foundations

Standard Foundations

- Analysis: The foundations consist of concrete piers on concrete spread footings. From a view from the exterior, there is no apparent evidence of failure.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Only the first floor main mechanical room is slab on grade, in good to fair condition.
- Recommendation: Repair cracks in slab on grade, clean and apply sealer.

Superstructure

Floor Construction

- Analysis: The floor construction, first and second floors, consists of wood framing with diagonal plank decking sub-floor, in good to fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is common wood framing with plank roof decking, in good to fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of wood studs and aluminum siding. The siding is estimated installation in the mid 1980s, has been recently repainted and is damaged in several places.
- Recommendation: Replace damaged siding.



Building 1151
Typical 2 Room Suite
Living Room

Exterior Windows

- Analysis: The windows are single glazed aluminum single hung sash and frame units, set in the original wood frame and mullion. The estimated installation is in the early 1990s. The windows are in good to fair condition.
- Recommendation: Replace windows with new energy efficient units.

Exterior Doors

- Analysis: The exterior doors are flush hollow metal in hollow metal frames with wire glass view lights and closers. The estimated installation is in the early 1990s and in good to fair condition.
- Recommendation: Replace exterior doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast without gutters and downspouts. There are metal gravel stops and fascia. The roof is in fair condition but is estimated to be at the end of its expected useful life.
- Recommendation: Replace the roof to include new gutters and downspouts.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs, of original construction and are in fair condition.
- Recommendation: Replace drywall on interior wood studs.

Interior Doors

- Analysis: Interior doors are solid core wood doors in hollow metal frames, estimated installation in the early 1990s. Guest room and back of house former guest rooms to corridor doors do have a fire label but no closer. The doors are in good to fair condition. Most of the common area doors are in fair to poor condition.
- Recommendation: Replace doors leading to egress corridors with fire rated door assemblies in common areas. Install closers on existing fire label corridor doors to guest rooms and back of house former guest rooms.

Stairs

Stair Construction

- Analysis: The interior stairs are of wood frame construction with carpet covered treads, of original construction, in fair to poor condition. The interior stairs are also in violation of the code minimum stair width requirement. The exterior stairs are steel with concrete tread fill, appear to be of original construction, in good to fair condition.
- Recommendation: Replace interior stairs.

Interior Finishes

Wall Finishes

- Analysis: Wall finish in guest rooms, common areas and back of house spaces is primarily paint, most rooms renewed in 2001 and in good condition. Baths are paint finish with a simulated marble panel wainscoat.
- Recommendation: Install new vinyl wall covering in guest rooms and common areas as appropriate. Paint wall in common and back of house areas as appropriate.

Floor Finishes

- Analysis: The floor finishes are carpet in the guest rooms and corridors, installed in 2001. Guest baths are 12x12 ceramic tile, also of 2001. All are in good condition.
- Recommendation: Replace carpet and floor tile. Install VCT in common and back of house areas as appropriate.

Ceiling Finishes

- Analysis: The ceiling finish in all spaces including guest rooms and corridors is textured painted drywall. The drywall is of original construction, in good to fair condition. The paint, of 2001, is in good condition.
- Recommendation: Replace and paint drywall ceilings in guest rooms plus common and back of house spaces as appropriate. Install acoustical ceiling and grid in common areas as appropriate.

Conveying

Elevators and Lifts

- Analysis: There are no elevators in this building. One would be required for a building of this size if it were to be replaced.
- Recommendation: Install a passenger hydraulic elevator to serve two landings.

Plumbing

Plumbing Fixtures

- Analysis: The guest room bath plumbing fixtures consist of counter mounted oval china lavatories, porcelain steel tubs and floor mounted, elongated bowl, tank type water closets. The plumbing fixtures are estimated to be of the early 1990s and are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The domestic water piping is copper, estimated to be of the early 1980s, in fair condition. Hot water is supplied from an A.O. Smith gas fired water heater with separate storage tank, 2003 vintage, in like new condition.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: There is no air conditioning. Heating is supplied from Lennox gas fired furnaces of the late 1980s. The system is a simple force air system, in fair to poor condition. There is no individual unit control.
- Recommendation: Replace the HVAC system with a combined heating/cooling system with unit control.

Fire Protection

Sprinklers

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

Electrical

Electrical Service/Distribution

- Analysis: The building electric service is overhead, fed from a pole mounted transformer bank supplying 120/208 volt, three phase service to an interior Square D panelboard with 150 amp main breaker, of original construction and in poor condition. Wiring devices and branch circuitry are mostly of original construction, in fair to poor condition. Lighting in the guest rooms is surface paddle fan incandescent fixtures plus residential portable lamps. Guest room bath fixtures are round recessed PL fluorescent units plus incandescent wall sconces. The corridors have exposed lamp wall fixtures which are inadequate. There is egress lighting but it is not adequate.
- Recommendation: Replace electrical distribution, branch circuits, lighting and wiring devices in concert with building renovation. Add emergency egress lighting.

Communications and Security

- Analysis: The fire alarm system includes required initiation and signal devices and features and addressable EST IRC-3 control panel Manaco communications tie. The system was installed in the mid 1990s and is in good condition.
- Recommendation: No corrective action required.

Equipment

Commercial Equipment

- Analysis: In house laundry is done off site by a commercial laundry service.
- Recommendation: No corrective action required.

Other Equipment

- Analysis: There is a guest laundry on each of the first and second floors; each containing one washer, Whirlpool; and one dryer, Maytag; both are estimated to be about 2000 vintage and in like new condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

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

Site Improvements

Parking Lots

- Analysis: The shared parking lot has adequate spaces for the building. The lot has access to main roads and is adjacent to the building. The parking lot is striped asphalt, estimated of the early 1990s and in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted cobra head HID fixtures in parking areas adjacent to the building. Building-mounted HPS wall pack lighting fixtures are also provided at entrance and exit doors. Site lighting estimated of the early 1990s, appears to be in good condition.
- Recommendation: No corrective action required.



Building 1151
1st Floor Corridor
Exposed Duct, No Ceiling

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Does not exist; is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Conference Room**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Offices**
Meets majority of Functional Criteria. Renovation not required.
- **Break Room**
Exceeds s.f. requirements; space is 201 s.f, standard is 140 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Building 1151

- **Bulk Storage Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Cash Room**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Dirty / Clean Linen Storage**
Exists, is not required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Office Manager**
Undersized; space is 78 s.f, standard is 100 s.f. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **General Storage Area**
Undersized; space is 224 s.f, standard is 500 s.f. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Office**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Rooms**
Generally meets majority of Functional Criteria. Renovation not required.
- **In-House Laundry Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Janitor Closet**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Kitchen Preparation Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Luggage Storage**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Maintenance Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Manager's Office**
Exceeds s.f. requirements; space is 348 s.f, standard is 180 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving Office**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Elevators**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms (Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**
Family suites are 1 bedroom suites plus a living room. The family suites have a small refrigerator and microwave in the rooms, but no sink or stove. Units exceed s.f. requirements; spaces range from 510-520 s.f, standard is 450 s.f.
Renovation not required; facility will be replaced as part of Wellness Recommendation.
- **Standard Stay Rooms**
Undersized; rooms range from 230-250 s.f; standard is 300 s.f. 7 rooms have private baths with tub, the rest have shared baths with shower only.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Accessible Public Toilets**
Does not meet functional criteria. One public toilet exists, standard is two public toilets.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bell Cart Station**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Breakfast Bar**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Desk**
Exceeds s.f. requirements; space is 286 s.f, standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Gear Wash Areas**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Bulk Storage**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Undersized; space is 52 s.f, standard is 300 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Study Areas**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Lobby**
Undersized; space is 135 s.f, standard is 500-800 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Multi Purpose Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Corridors**
Meets majority of Functional Criteria.
Renovation not required.
- **Public Telephone Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Stairs**
Two of the three stairs are exterior.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vending**
Exceeds s.f. requirements; space is 195 s.f, standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Vestibule**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Site

- **Community Planning**
The existing Lodging facility is located within a defined campus area in close proximity to community facilities. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common area meets some Lodging standards although does not include site amenities. Existing grounds are well maintained. Landscape materials and selections are minimal.

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
03 Concrete	0.10%	\$1,733.50
Slab on Grade: Damaged or Cracked		\$1,733.50
05 Metals	1.66%	\$30,000.00
Interior Stairs: Damaged or Failing		\$30,000.00
07 Thermal & Moisture Protection	10.48%	\$189,919.78
Built-up Roof: Beyond Useful Life		\$58,364.50
Gutters: Missing or Inadequate		\$12,714.26
Metal Lap Siding: Beyond Useful Life		\$118,841.02
08 Doors & Windows	7.04%	\$127,518.74
Al. Windows - Beyond Useful Life		\$64,534.12
Closers - Missing or Inadequate		\$15,213.87
Exterior Steel Door - Beyond expected useful life		\$15,769.58
Wood Door - Door Not Rated		\$32,001.17
09 Finishes	31.77%	\$575,538.28
Acoustical Ceiling & Grid: Beyond expt useful life		\$23,779.28
Carpet: Beyond Useful Life		\$79,976.28
Concrete floor: Sealer missing or inadequate		\$442.81
Drywall Ceilings: Damaged or Failing		\$92,985.43
Drywall Partition: Damaged or Failing		\$208,184.77
Floor Tile: Damaged or Failing		\$31,212.97
Interior ceilings: Paint Failing		\$12,454.46
Interior walls: Paint failing		\$1,018.89
VCT: Beyond Useful Life		\$3,964.63
Vinyl walcovering, missing or inadequate		\$121,518.76
10 Specialties	0.22%	\$4,006.23
Toilet Accessories: Beyond expected useful life		\$4,006.23
12 Furnishings	1.31%	\$23,815.26
Front Desk: Beyond expected useful life		\$23,815.26
13 Special Construction	6.48%	\$117,285.20
Fire Sprinklers: Missing or Inadequate		\$117,285.20
14 Conveying Systems	4.45%	\$80,688.00
Elevator: Missing or inadequate		\$80,688.00
15 Mechanical	14.46%	\$261,875.01
Domestic water system: Beyond expected useful life		\$68,347.84
Pipe, sewer or waste: Beyond expected useful life		\$32,794.95
PTAC: Missing or inadequate		\$86,660.39
Restroom exhaust: Beyond expected useful life		\$74,071.83
16 Electrical	21.01%	\$380,520.54
Branch Circuit: Circuit for PTAC inadequate		\$33,336.84
Branch Circuits: Beyond Expected Useful Life		\$92,897.94

Building sevice: Beyond expected useful life		\$13,578.04
Emergency Light: Missing or inadequate		\$13,357.80
Fixture: Incandescent fixture beyond expected life		\$81,987.28
Fixtures, fluorescent: Beyond expected useful life		\$88,808.47
Main service: Beyond expected useful life		\$28,683.60
Panelboard: Beyond expected useful life		\$20,745.18
Service Entrance, 1000A, Beyond Useful Life		\$7,125.39
19 FF&E	1.02%	\$18,450.00
Hard and soft goods: Beyond expected useful life		\$18,450.00
Total Raw Cost	100.00%	\$1,811,351.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,962.43
Force Protection	9.00%	\$180,220.37
General Conditions	10.00%	\$181,135.10
Total Additional Hard Cost		\$371,317.90

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$218,266.89
SIOH Conus	6.50%	\$156,060.83
Design	10.00%	\$218,266.89
08 MYr Inflation Fct	9.93%	\$275,583.67
Total Soft Cost		\$868,178.27

Total Project		\$3,050,847.17
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Replacement

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

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.72%	\$125,725.99
Parking Lots		\$35,522.40
Site Earthwork		\$90,203.59
03 Concrete	14.97%	\$506,483.91
Floor Construction		\$297,205.56
Slab on Grade		\$66,745.95
Stair Construction		\$9,040.50
Standard Foundations		\$133,491.90
04 Masonry	5.14%	\$174,003.84
Exterior Walls		\$174,003.84
07 Thermal & Moisture Protection	7.06%	\$238,771.84
Roof Construction		\$74,407.67
Roof Coverings		\$164,364.17
08 Doors & Windows	8.16%	\$276,175.59
Exterior Doors		\$17,430.33
Exterior Windows		\$216,480.00
Interior Doors		\$42,265.26
09 Finishes	18.31%	\$619,566.21
Ceiling Finishes		\$192,843.43
Floor Finishes		\$213,393.39
Partitions		\$125,092.24
Wall Finishes		\$88,237.15
11 Equipment	4.95%	\$167,322.44
Commercial Equipment		\$18,603.75
Other Equipment		\$148,718.69
13 Special Construction	4.75%	\$160,724.25
Communications & Security		\$72,352.61
Sprinklers		\$88,371.64
14 Conveying Systems	3.90%	\$132,102.00
Elevators and Lifts		\$132,102.00
15 Mechanical	17.02%	\$575,723.64
Cooling Generating Systems		\$213,587.04
Domestic Water Dist		\$81,918.00
Plumbing Fixtures		\$280,218.60
16 Electrical	7.00%	\$236,960.73
Electrical Service & Distribution		\$234,260.88
Site Lighting		\$2,699.85
19 FF&E	5.02%	\$170,000.00
Interior FF&E allowance		\$170,000.00
Total Raw Cost	100.00%	\$3,383,560.43

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
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Building 1151

Spirit	0.50%	\$18,609.58
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$338,356.04
Total Additional Hard Cost		\$356,965.63

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$187,026.30
SIOH Conus	6.50%	\$255,290.90
Design	10.00%	\$374,052.61
08 MYr Inflation Fct	9.93%	\$452,499.76
Total Soft Cost		\$1,268,869.57
Total Project Cost for Replacement		\$5,009,395.62

INSERT BUILDING 1151 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.