

Army Lodging Wellness Recommendation



Fort Rucker - Final Submittal

August 19, 2003

3D/I

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Section 1 Wellness Recommendation

Introduction

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Rucker 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 a few of the existing Lodging buildings support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Based on the historic and expected demand pattern at this facility, it is our recommendation that the number of rooms be sized using the “Most Economically Efficient” criterion. Using this criterion, we expect an occupancy rate of 87% which meets 88% of the projected official demand.

Room Count and Mix Recommendation

659 rooms

Proposed room mix:

- No standard guest rooms;
- 632 extended-stay guest rooms offering a kitchenette;
- 27 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

The demand analysis has determined a need of 659 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Fort Rucker Wellness Plan will be 660 rooms.

Lodging Summary

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

Building Number	Existing Rooms					Wellness Recommendation (FY 08)				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													
						659	0	632	27	659	0	632	27
Existing Lodging Facilities													
125	38		38			38		38		0			
146	200		200			198		198		0			
202	1				1	0				0			
204	1				1	0				0			
304	40		32	8		38		38		0			
305	30			24	6	44		44		0			
308	200	100	100			200		200		0			
310	40		32	8		38		38		0			
312	40		32	8		38		38		0			
313	40		32	8		0				0			
314	40		32	8		38		38		0			
Totals	670	100	498	64	8	632	0	632	0	28	0	0	28
New Proposed Lodging Facility													
						28	0	0	28	632	0	632	0
Total Lodging Rooms													
						660	0	632	28	660	0	632	28

Summary of Room Count and Mix based on Configuration

- 660 rooms
 - No standard guest rooms;
 - 632 extended-stay guest rooms offering a kitchenette;
 - 28 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness

Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units					Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Renovation Cost**	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Renovation Cost	New Construction Cost
Existing Lodging Facilities									
125	38	*****	\$ 846,085	\$ 2,632,800	32.14%	38		\$ 846,085	
146	200	*****	\$ 5,067,420	\$ 14,410,705	35.16%	198		\$ 5,067,420	
202	1	***	\$ 154,075	\$ 227,600	67.70%	0			
204	1	***	\$ 148,420	\$ 227,600	65.21%	0			
304	40	*****	\$ 1,000,095	\$ 2,557,280	39.11%	38		\$ 1,000,095	
305	30	*****	\$ 1,203,230	\$ 3,049,675	39.45%	44		\$ 1,203,230	
308	200	*****	\$ 4,248,555	\$ 14,557,570	29.18%	200		\$ 4,248,555	
310	40	*****	\$ 1,062,605	\$ 2,557,280	41.55%	38		\$ 1,062,605	
312	40	*****	\$ 1,148,045	\$ 2,557,280	44.89%	38		\$ 1,148,045	
313	40	***	\$ 1,793,380	\$ 2,316,105	77.43%	0			
314	40	*****	\$ 1,064,870	\$ 2,557,280	41.64%	38		\$ 1,064,870	
Totals	670					632	\$ 15,640,905	\$ 15,640,905	\$ -
New Proposed Lodging Facility									
						28	\$ 3,474,685		\$ 3,474,685
Total									
						660	\$ 19,115,590	\$ 15,640,905	\$ 3,474,685

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

*** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

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

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

Cost per Room Comparison

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

	Renovation	New Building	Total
Cost per Room at Fort Rucker	\$ 38.10	\$ 48.65	\$ 38.54
Off Post Cost per Room	\$ 57.16	\$ 57.16	\$ 57.16
Difference between On-Post and Off-Post Lodging per room	\$ 19.07	\$ 8.52	\$ 18.62
% Savings of On-Post to Off-Post Lodging	33.4%	14.9%	32.6%

The Cost Per Room at Fort Rucker 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 32.6%, it is our recommendation that the Army retain and renovate the majority of the Lodging buildings and construct a new family suite Lodging facility at Fort Rucker in lieu of using off-post lodging to support the determined demand requirement. Off-post Lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Fort Rucker is to continue the use, through renovation, of the majority of existing Lodging buildings, with 632 extended stay rooms, and to construct a new 28 room family suite Lodging facility, for a total of 660 rooms, to meet the 659 room requirement. Existing Lodging facilities 202 and 204 do not meet condition and functional requirements, based on cost, and shall be removed from the Lodging inventory. Lodging building 313 will be demolished due to the cost to renovate to meet Army demand requirements and to provide adequate siting for a new family suite Lodging facility adjacent to the existing Lodging facilities to meet Army Lodging Standards. 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 a new consolidated Lodging facility adjacent to the new family suites Lodging facility to replace the 658 rooms of the existing Lodging buildings. A synopsis of recommended building actions follows:

- Construct a new Lodging facility to include 28 family suites. This building will include the public and back-of-the-house areas for a secondary facility.
- Retain Buildings 125 and 146, based on current condition and configuration.
- Retain Buildings 304. Renovate 8 family suites to extended stay rooms.
- Retain Building 305. Renovate to remove shared kitchen and install kitchenettes in each rooms for extended stay use. Fourteen existing guest rooms will not be needed due to excess extended stay rooms on the installation vs. the demand requirement.
- Retain Building 308 as the primary Lodging facility based on current condition and configuration including the public and back-of-the house Lodging functions for the total on-post Lodging inventory.

Install kitchens in 100 standard rooms for use as extended stay rooms.

- Retain Buildings 310, 312, and 314. Renovate to install kitchens in rooms that do not have kitchens, and convert 8 family suites in each building to extended stay rooms.
- Demolish Building 313 due to the cost to renovate to meet Army demand requirements and to provide an adequate site for the construction of the new 28 family suites Lodging facility.
- Remove Buildings 202 and 204 from the Lodging inventory due to the condition of existing building systems, functional requirements, and/or the cost to renovate to meet Army functional criteria.

Cost Summary

The cost for this recommendation will be:

Renovations to buildings 125, 146, 304, 305, 308, 310, 312, 314	\$16,013,640
New Lodging Facility	\$ 3,474,685
Total	\$19,488,325

The Cost for the future addition is estimated at \$55,949,155 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 buildings 202 and 204.
- Demolish building 313 including associated infrastructure and site.
- Construct a new Lodging facility to include 28 family suites.. This building will include the public and back-of-the-house areas for a secondary facility.
- Renovate Buildings 304, 305, 308, 310, 312, and 314 to allow the use of the buildings to match the demand requirement for Fort Rucker and prior to removing existing Lodging facilities from inventory.
- Remove buildings 202 and 204 from Lodging inventory.

Section 2 Lodging Master Plan

Installation Summary

Fort Rucker, home of the 1st Aviation Brigade and known as the Army Aviation Center, is located in the southeast corner of lower Alabama and encompasses a 64,500 acre wooded and wooded hill site.

The current mission of the Army Aviation Center is to develop the aviation force for its worldwide mission. This includes developing concepts, doctrine, organization, training, leader development, materiel, and soldier requirements. The installation also provides resident and nonresident aviation maintenance, logistics, and leadership training in support of the total force and foreign nations for the sustainment of joint and combined aviation operations.

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

With construction dating back to the early 1940's, predominant architectural influences on the installation are compatible with the materials and methods of construction introduced during the post war years. Common architectural elements throughout the installation exemplifying the direction of the installation include long, low building masses, brick exterior finishes, and sloped standing seam metal roofs.

Master Plan Summary

Lodging facilities at Fort Rucker were constructed in various phases but are sited together and located within the center of the installation, in close proximity to a majority of the community facilities. The primary Lodging facility, building 308, includes all of the public areas and back-of-house spaces and is located within this Lodging campus area.

The proposed Fort Rucker Lodging Master Plan reflects 632 extended stay rooms through retention and renovation of the majority of the existing Lodging buildings and the construction of a new 28 room family suite Lodging facility. The number of extended stay rooms in buildings to remain on the installation based on condition assessment exceeds the demand requirements, therefore fourteen rooms in building 305 have

been designated to be in excess and not required. Renovation of these rooms to family suites to meet the demand requirement is not recommended due to the cost and age of the 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.

Although a thorough condition and functional assessment of the existing buildings noted significant deficiencies, the existing inventory of extended stay rooms can be renovated to meet current Army Lodging standards within the 50% threshold. Renovation of buildings 202 and 204 to the new Lodging standards and building configuration design is not viable, though, and these facilities will be removed from the Lodging inventory. Building 313 will be demolished due to the cost to renovate to meet Army demand requirements and to provide adequate siting for the new 28 room family suite Lodging facility adjacent to the existing Lodging facilities to meet Army Lodging Standards. Renovation of buildings 304, 305, 308, 310, 312, and 314 to the new Army Lodging standards will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements. Building 308 will remain the Main Lodging building for the installation.

Existing Lodging Facilities

Lodging Building 125

Building 125, constructed in 1987, is a 2-story building, currently housing 38 single rooms with kitchens, and is used as the guest house for families. The rooms are accessed directly from the exterior, either from grade or exposed balcony. There is a playground adjacent to the building. The building nearly meets Army Lodging standards for standard room and extended-stay room configurations. The cost to make condition assessment improvements and renovations will not exceed the 50% replacement cost.



Our recommendation is to retain building 125 in the Fort Rucker Lodging inventory. This facility will remain in the Fort Rucker Wellness Solution and Lodging Master Plan.



Lodging Building 146

Building 146, constructed in 1988, is a 5-story building with a full height addition of similar construction added in 1992. This facility currently houses 200 extended stay rooms, with access to rooms from an interior corridor and elevator access to all floors. This facility nearly meets Army Lodging standards for standard room and extended-stay room configurations. The cost to make condition assessment improvements and renovations will not exceed the 50% replacement cost.

Our recommendation is to retain building 146 in the Fort Rucker Lodging inventory. This facility will remain in the Fort Rucker Wellness Solution and Lodging Master Plan.

Lodging Buildings 202 and 204



These two buildings, known as Camellia House and Magnolia House, are both single room 1-story residential rooms, constructed in 1942, and have possible historic significance. Currently serving as Distinguished Visitor Quarters for the Installation, Camellia House (building 202) has four bedrooms and a kitchen, and Magnolia House (building 204) has three bedrooms and a kitchen. Camellia House has a covered garage, and Magnolia House has a covered carport, both directly adjacent to the rooms. Although these buildings have been well preserved, they do not meet current Army Lodging standards and size requirements. The cost to renovate to Army Lodging standards will exceed the 50% replacement costs.

Our recommendation is to remove buildings 202 and 204 from the Lodging inventory, allowing the installation to determine an alternate use for these facilities. These facilities will be removed from the Fort Rucker Wellness Solution and Lodging Master Plan.

Lodging Buildings 304, 310, 312, 313, and 314



These five buildings, constructed in 1964 and 1965, have received significant renovations and are similar in appearance and construction. These buildings are 2-story structures, with access to the rooms from the exterior, either from grade or from an exposed balcony. Building 304 has 32 extended stay rooms and 8 family suites, for a total of 40 rooms. Buildings 310, 312, 313 and 314 are the same layout as building 304; however, they are used as 20 extended stay rooms and 20 standard rooms, for a total of 40 rooms each. The family rooms are used as standard rooms, and each of the standard rooms include “stubbed out” plumbing for a future kitchenette.

These facilities nearly meet Army Lodging standards for standard room and extended-stay room configurations. The family suites in Building 304 are undersized as family suites, and conversion to extended stay rooms is recommended with minor renovation. In buildings 310, 312, and 314, the renovation of the family rooms to extended stay rooms, and converting the standard rooms to extended stay by adding kitchenettes, would allow the use of the buildings to match the demand requirement for Fort Rucker, with the cost of this renovation not exceeding the 50% replacement cost. Building 313 is in fair condition, but the cost to renovate this building to meet Army demand requirements will exceed the 50% replacement cost. Therefore, this building is recommended for demolition to provide adequate siting for a new 28 room family suite Lodging facility adjacent to the existing Lodging facilities.

Our recommendation is to retain buildings 304, 310, 312, and 314 in the Fort Rucker Lodging inventory. These facilities will remain in the Fort Rucker Wellness Solution and Lodging Master Plan.

Lodging Building 305



Building 305, constructed in 1971, has received significant renovations, and is in good condition. This 3-story building currently housing 24 extended stay rooms (each with 2 rooms, 2 baths, and a galley kitchen) and 6 DVQ suites (2 rooms, 2 baths, and a galley kitchen), for a total of 30 Lodging rooms. Each floor has an equal number of both types of rooms, and all rooms are accessed from the exterior, either from grade or from an exposed balcony.

Our Wellness Recommendation is renovate support spaces for a secondary facility and convert guest rooms to extended stay rooms to meet the demand requirement for the installation. Rooms will be divided, removing full kitchens and adding kitchenettes to meet Army Lodging standards. Fourteen rooms will be removed from inventory which are in excess of the demand requirements.

Our recommendation is to retain building 305 in the Fort Rucker Lodging inventory. This facility will remain in the Fort Rucker Wellness Solution and Lodging Master Plan.



Lodging Building 308

Building 308, constructed in 1969, has received significant renovations and is in good condition. This 5-story building currently serves as the primary Lodging office for the installation. This facility includes public areas and back-of-house functions, including a check-in desk, administrative spaces, and a dining hall, serving all adjacent Lodging facilities.

Building 308 houses 100 standard rooms and 100 extended stay rooms. Each floor has an equal number of both types of rooms. Rooms are accessed through an interior corridor. Rooms fall slightly below the Army Lodging size requirements, but the conversion of the standard rooms to extended stay rooms, through the addition of individual kitchens, would allow the use of the building to match the demand requirement for Fort Rucker, with the cost of condition assessment improvements and renovations not exceeding the 50% replacement cost. The back-of-the-house and public space requirements do not meet Army Lodging standards; however, our recommendation is to use the building as it is currently functioning, and these functions be included in the future phase of a new primary Lodging facility.

Our recommendation is to retain building 308 in the Fort Rucker Lodging inventory. This facility will remain in the Fort Rucker Wellness Solution and Lodging Master Plan.

New Lodging Requirements

The proposed Lodging facility is comprised of 28 family suite rooms. Based on the condition and configuration of the existing Lodging facilities at Fort Rucker, minor renovation and re-configuration is additionally required for several of the facilities to allow the use of the buildings to match the demand requirement for Fort Rucker. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. The public areas and back-of-house spaces will remain in building 308 and will be renovated to support the 658 total rooms at the installation until a future consolidated Lodging facility is constructed.

The proposed new construction will be sited on the existing Lodging site, in the footprint of building 313, based on available land and adjacency to the existing Lodging facilities. The lobby will be constructed of glass exterior curtain walls to enhance the approach to the facility, while

providing maximum view and circulation. The proposed construction will be steel or concrete frame with CMU walls and brick veneer. The roof will be pitched to match the historical buildings on the installation and will be clad in standing seam metal, colored to match the existing roofs nearby. The architectural guidance for Fort Rucker is specific and is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The building would maintain a 4-story height to minimize the building footprint and accommodate the future siting of a consolidated Lodging facility. A single-story covered drop-off area provides pedestrian scale and emphasis for the families.

Proposed construction of a future consolidated Main Lodging facility in 15-20 years to replace the remainder of the existing Lodging inventory when replacement is required will be sited adjacent to the new family suite Lodging facility. This new facility, in conjunction with new family suite Lodging facility, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed first phase of 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)*			24,697	25,967
Public Areas			7,704	7,466
Exterior Entrance	N/A	N/A		-
Vestibule	1	1	-	-
Lobby (includes vestibule)	-	300-500	-	381
Front Desk	2 station	100	-	-
Bell Cart Station	2	12	24	45
Breakfast Bar (Seat/Svc) - min.	-	550	-	-
Passenger Elevators	1 elev. @ 4 floors	64	256	256
Stairs	2	230	1,840	1,400
Public Corridors	-	-	4,400	4,426
Public Telephone Area	2	6	12	12
Vending - Full Service	2	70	140	191
Vending - Ice Only	2	30	60	90
Women - Lobby	-	100	-	-
Men - Lobby	-	100	-	-
Multi-Purpose Room - (250 s.f. min.)	-	250	-	-
Study Rooms (1 per 25 ext stay units)	-	250	-	-
Guest Laundries (2 sets w/d per 75 units)	1	192	192	242
Gear Wash Rooms - (170 s.f. min.)	-	170	-	-
Guest Bulk Storage (1 per 4 family suites)	7	25 ea. 40 w/circ.	280	423
Guest Rooms	28		12,600	12,600
Guest Room - Standard		300	-	-
Guest Room - Ext. Stay		300	-	-
Guest Room - Family Suites	28	450	12,600	12,600
Back-of-House Areas			2,354	3,285
Manager's Office	-	180	-	-
Assistant Manager Offices	-	120	-	-
Front Office Manager	-	100	-	-
Admin. Offices	2 staff	200-250	-	-
Cash Room	-	50	-	-
Luggage Storage	-	-	-	-
Admin. Conference Room	-	250	-	-
Housekeeping Office	-	120	-	-
Dirty/Clean Linen Storage	1	50	50	66
In-House Laundry - (500 s.f. minimum)	-	500	-	-
Receiving Office	-	75	-	-
Maintenance Area	-	100	-	-
Kitchen Prep Room	-	150	-	-
Break Room	1	140	140	147
Staff Toilet - Men	-	-	-	80
Staff Toilet - Women	1	-	-	80
Access Corridor	-	-	830	832
Receiving - min.	-	150	-	-
Housekeeping Rooms	1 per 15 units	128	256	525
Service Elevator	1	80	320	328
Data/Commo Room	1	100	100	100
Switch Closets	1	16	16	288
Janitor Closet	-	50	-	-
Mechanical Room	-	-	168	173
General Storage Room - (500 s.f. min.)	-	500	-	-
Bulk Storage Room - (500 s.f. min.)	-	500	-	-
Electrical Room	1	140	140	572
Elevator Equipment Room	1	84	84	94
Exterior			400	
Playground (Outdoor)	1	-	-	-
Grounds Maintenance	1	400	400	-

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

Cost Summary

The New Construction Cost \$3,474,685

- The cost is for the initial building of 28 rooms.
- All costs are adjusted by the Area Cost Factor of 77% for Fort Rucker.

Cost Analysis

Summary of Project Replacement Cost (based on 25,967 s.f.)

CSI	Percent	Amount
02 Site Work	3.99%	\$93,753.08
Parking Lots		\$18,141.20
Site Earthwork		\$75,611.88
03 Concrete	23.43%	\$549,801.68
Floor Construction		\$419,459.93
Slab on Grade		\$24,936.45
Stair Construction		\$5,659.50
Standard Foundations		\$99,745.80
04 Masonry	5.19%	\$121,765.67
Exterior Walls		\$121,765.67
07 Thermal & Moisture Protection	4.80%	\$112,770.53
Roof Construction		\$51,140.33
Roof Coverings		\$61,630.20
08 Doors & Windows	6.38%	\$149,696.47
Exterior Doors		\$13,201.65
Exterior Windows		\$98,560.00
Interior Doors		\$37,934.82
09 Finishes	11.24%	\$263,718.92
Ceiling Finishes		\$43,102.84
Floor Finishes		\$75,128.21
Partitions		\$77,241.66
Wall Finishes		\$68,246.21
10 Specialties	0.05%	\$1,161.16
Fittings		\$1,161.16
11 Equipment	3.22%	\$75,460.00
Other Equipment		\$75,460.00
13 Special Construction	5.12%	\$120,093.94
Communications & Security		\$54,062.22
Sprinklers		\$66,031.72
14 Conveying Systems	7.05%	\$165,396.00
Elevators and Lifts		\$165,396.00
15 Mechanical	16.02%	\$375,963.28
Cooling Generating Systems		\$159,593.28
Domestic Water Dist		\$58,212.00
Plumbing Fixtures		\$158,158.00
16 Electrical	7.56%	\$177,371.81

Electrical Service & Distribution		\$175,681.66
Site Lighting		\$1,690.15
19 FF&E	5.97%	\$140,000.00
Interior FF&E allowance		\$140,000.00
Total Raw Cost	100.00%	\$2,346,952.55

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$12,908.24
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$234,695.26
Total Additional Hard Cost		\$247,603.49

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$129,727.80
SIOH Conus	6.50%	\$177,078.45
Design	10.00%	\$259,455.60
08 MYr Inflation Fct	9.93%	\$313,869.22
Total Soft Cost		\$880,131.07
Total Project Cost for Replacement		\$3,474,687.12

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

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

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

**INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-4) HERE
FOR FISCAL YEAR 2008**

**INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-5) HERE
FOR FISCAL YEAR 2018**

Overview

Section 3 Demand Analysis

Fort Rucker's primary mission is the training of military, civilian, and international personnel in aviation and leadership skills; the installation also develops the doctrine, training, leaders, organizations, materials, and soldiers for the Army Aviation's war fighting requirements. Fort Rucker's training mission is the primary driver for lodging demand; most training classes last more than two weeks.

From 1998 through 2001, the installation's population was generally stable. In 2002, the population grew 12% with the addition of over 1,100 non-Department of Defense (DoD) personnel. Nominal growth is expected over the next five years for all population segments. The number of students/trainees is not expected to increase, while the non-student population is expected to grow approximately 1%.

The installation's lodging demand is heavily skewed toward personnel on Temporary Duty (TDY); Permanent Change of Station (PCS) personnel and unofficial traveler demands were 6% and 4%, respectively. Unofficial demand is not used in the calculation of recommended optimal room inventory. Lodging management estimates over 80% of TDY demand was related to students/trainees. Most of the installation's classes are more than a month long, resulting in very long average stays. The table below describes Fort Rucker's historical official demand.

Fort Rucker Official Market Demand Analysis		
	TDY	PCS
Total Demand:	90%	4%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	14% (3 days)	N/A
More than 14 days	86% (49 days)	N/A

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

On Post Inventory

Fort Rucker has 670 rooms in 11 buildings; almost half have either a full kitchen or a kitchenette.

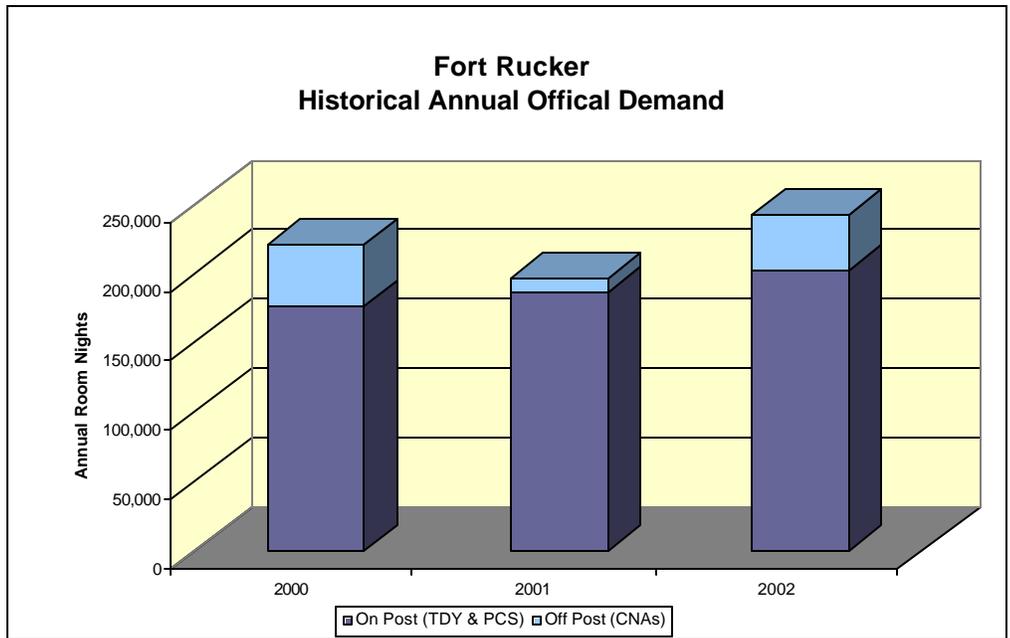
Demand and Utilization

Data Summary

In the past three years, demand inclusive of Certificates of Non-Availability (CNAs) varied from 546 to 664 average room nights per day. While the installation's classes did not change significantly in the last three years, and the population slightly increased in 2001, demand declined by 10% in 2001. When the installation's population increased 11% in 2002, demand increased 20% even though the population segment that increased does not typically generate substantial demand volume. This increase is likely due to the increased operations tempo experienced at all installations. While there was a level of unpredictability to Fort Rucker's demand trend, each of the last three years was within 10% of the three-year average demand.

The average CNAs ranged from a low of 34 per day in 2001 to a high of 123 per day in 2000. In 2002, CNAs averaged 109 per day or 16.4% of total official lodging demand. The variance in CNAs issued correlated with occupancy rates over 85%.

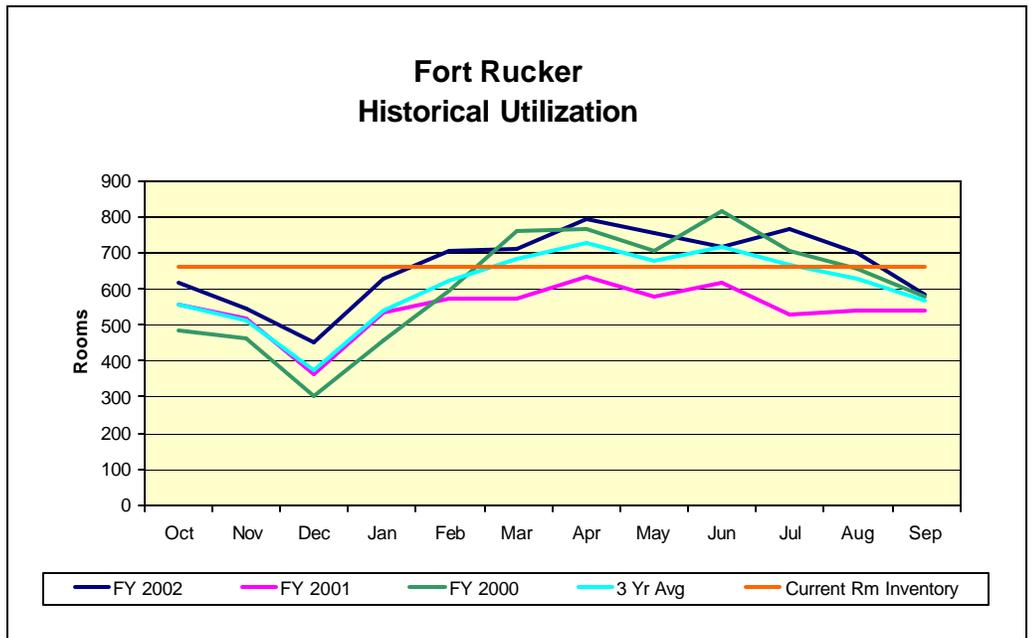
The following chart summarizes Fort Rucker historical data; it identifies the annual official demand both on and off post.



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

Occupancy ranged from 82% to 87% in the last three years. With room inventory equilibrium, increased demand had a minimum impact on occupancy. Additional demand was sent off post and did not significantly affect occupancy rates.

The following chart summarizes Fort Rucker's historical utilization.



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

Monthly variances between years were insignificant, reflecting the stability and predictability of Fort Rucker's demand.

Seasonality

Historically, the installation's lodging demand cycle showed limited seasonality. A peak season did not occur; rather, lodging demand was generally steady throughout the year with a three to four month decline in October through January. December was the lowest demand month when aviation classes ceased and students left the installation for the holidays. The significant drop each December distorted the average demand throughout the rest of the year. December demand should be excluded when determining the appropriate number of rooms for the installation.

Factors Influencing Demand

We could not identify any factors likely to alter demand or occupancy rates significantly in the next two to five years. Additionally, there are no expected changes in the installation's demographics or mission would influence the segmentation between the TDY and PCS mix.

Private Market Capability

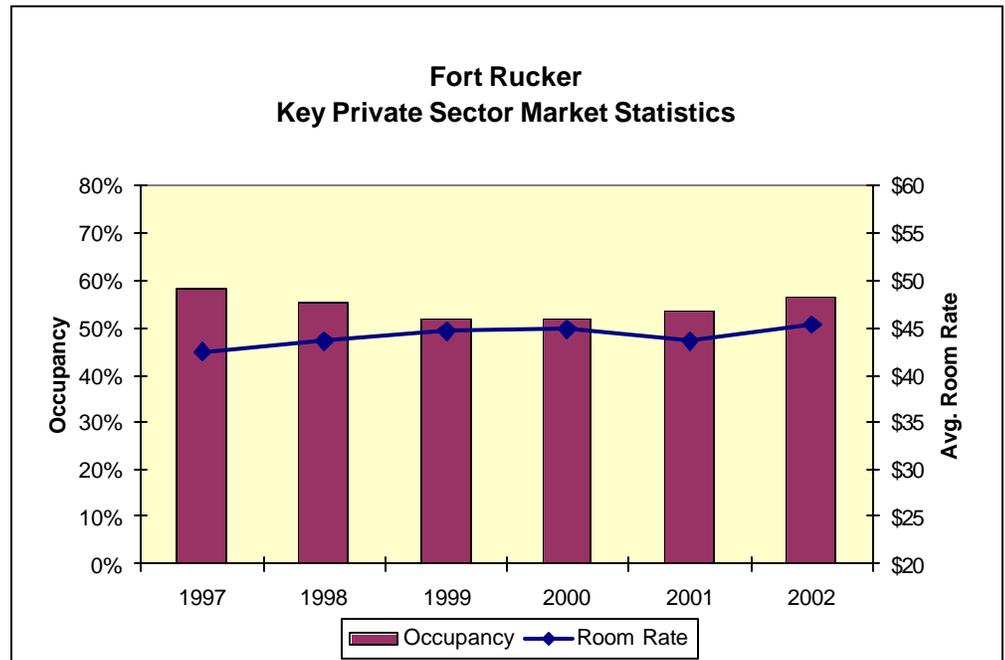
The commercial lodging market within a 30-minute rush-hour driving time radius of the installation has over 2,000 rooms. It is estimated more than 60% of these rooms are in properties representing the major lodging chains. The market is relatively stable with occupancies ranging from 46% in December to 68% in mid-summer. Room rates average \$43 to almost \$49 in mid-summer.

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

As can be seen in the graph on the next page, occupancy was fairly consistent over the last five years. Review of monthly occupancies of major hotel chains proximate to Fort Rucker did not suggest any seasonal demand peaks which would negatively impact the installation's ability to lodge personnel off post at government rates. The Average Daily Rate (ADR) increased approximately 7% during that time period. The \$45 2002 ADR was substantially lower than the average government rate charged to military personnel staying off post, \$55 per night or less.

The \$45 2002 ADR was below Fort Rucker's \$55 per diem and the \$52 average ADR of the hotels on the installation's referral list. Because of the large number of budget and local hotels within 30 minutes of the installation, the market area ADR is lower than the referral list hotels' ADR; the installation is not referring business to these hotels.

The chart below describes key private market statistics.



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

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

Demand Requirement Determination

While the historical demand did not follow a clear trend line, the demand over the last three years was within 10% of the average demand from 2000 through 2002. Therefore, it is reasonable to use the average demand for the last three years, after normalization, as the best indicator of future demand.

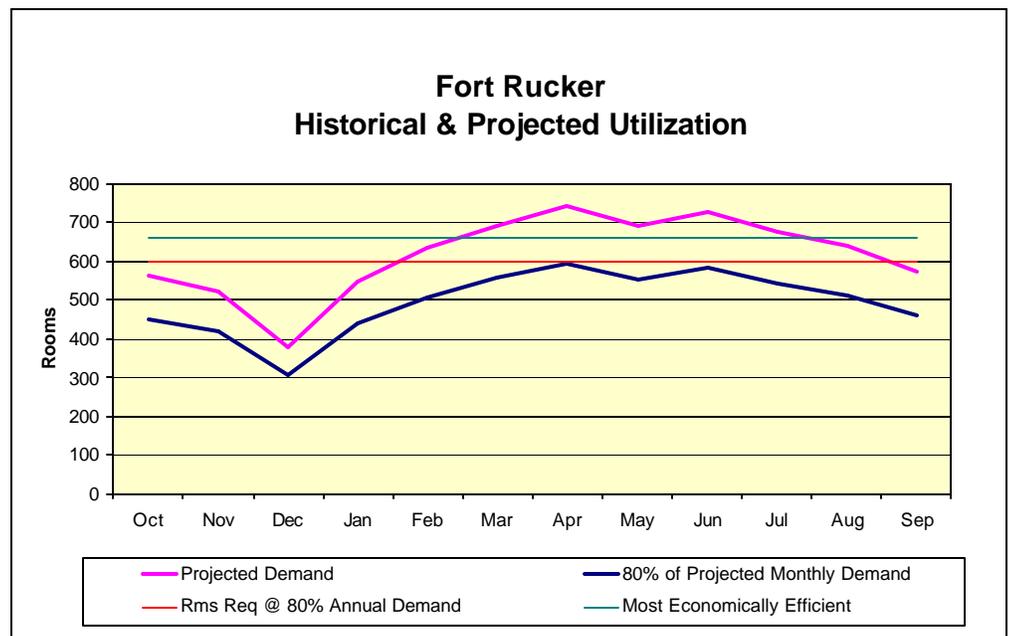
The demand normalization process eliminates the monthly demand peaks or valleys where official demand is 20% greater or 20% less than average demand for 2000 through 2002. Variances greater or less than

20% of a three-year average are atypical and unlikely to recur. In the case of Fort Rucker, the demand normalization reduces demand by 1 room night annually.

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 598, generating an 88% occupancy rate. A moderate student exodus occurs in December. Fairly constant demand throughout the rest of the year mitigates the need to provide additional rooms to ensure there are sufficient rooms to meet the 80% objective. By excluding this month, the number of rooms indicated is 613, generating a similar occupancy rate of 88%.

Another factor in determining the number of rooms to be provided at the installation is determination of the “Most Economically Efficient” number of rooms. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the cost of these scenarios is at equilibrium, the most cost efficient number of rooms will be provided from an operational cost perspective. The number of rooms required to achieve this equilibrium for the installation is 659. With a room inventory of 659 rooms, the expected occupancy rate is 87% and 88% of the official demand is met.

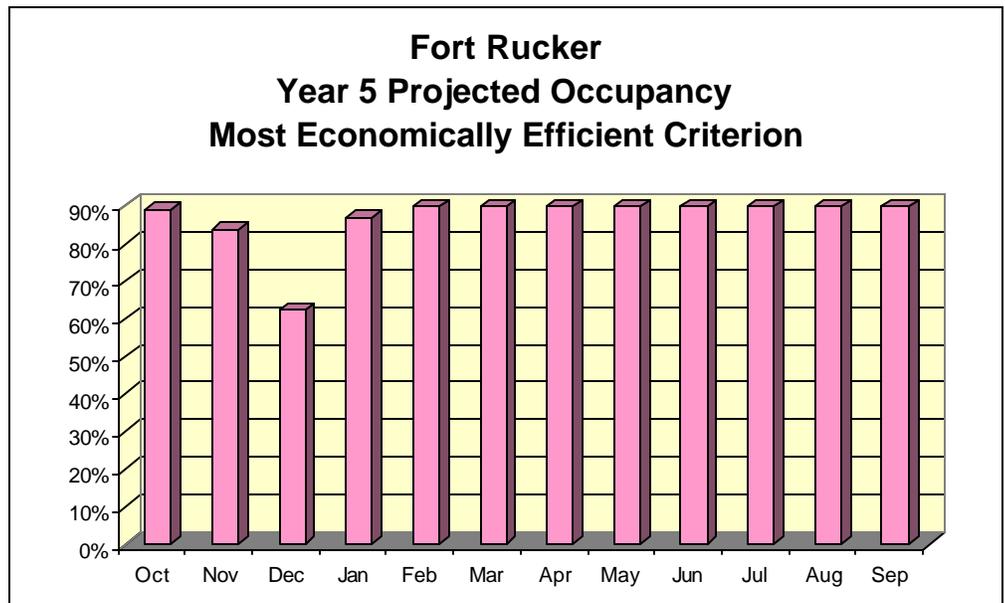
The chart below compares pertinent potential alternatives to room inventory to projected demand.



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

Based on Fort Rucker's lodging demand pattern and that it is less expensive to house potential guests on post, we recommend the higher number of rooms indicated by the "Most Economically Efficient" criterion. The projected FY08 average daily rate is \$34.00.

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



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

Using the "Most Economically Efficient" criterion, the average occupancy will be 87%, and 88% of the official demand will be met. On a monthly basis, occupancy variance should be from 62% in December to 90% from February through September.

Summary and Recommendation

- Fort Rucker's population grew approximately 11% over the last five years and is expected to grow approximately 1% over the next five years
- The private market has sufficient capacity to support the overflow lodging requirements Fort Rucker personnel may encounter
- Official demand in each of the last three years was within 10% of the average for those years. The variance between the years is not

readily identifiable, but is considered sufficiently low to allow use of the average demand for 2000 through 2002 as the best basis to estimate future demand

- CNAs issued in the past three years ranged from 6% to 19% of the total official demand
- Providing a room inventory equal to the “Most Economically Efficient” will generate an occupancy rate of 87%.

Room Count and Mix Recommendation

- 659 rooms
- Proposed room mix:
 - No standard guest rooms
 - 632 extended-stay guest rooms offering a kitchenette
 - 27 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

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

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

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

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

- | | | |
|----------------|----------|----------------|
| • Building 125 | Building | • Building 308 |
| • Building 146 | | • Building 310 |
| • Building 304 | | • Building 312 |
| • Building 305 | | • Building 314 |



Bldg. 125 Front view

Building 0125

Building 125 was constructed in 1987. The facility has 15,132 square feet and contains 38 lodging units functioning as extended stay guest rooms.

Significant Assumptions

The replacement cost model is based on 38 extended stay units. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Condition Assessment & Renovation Cost	\$846,085.00
Replacement Cost	\$2,632,800.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	32.14%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 125 is recommended.

Attributes

01.Number of Units Constructed	38
02.Number of Units Used	38
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	38
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	38
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	38
15.Renovated to Family Suite	0
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Two(2) Beds, Sofa Bed, Dresser, Desk with chair, Millwork Closet, Chest of Drawers, Six(6) Lamps, Table with (2) Chairs, TV, are beyond expected useful life
- Recommendation: Replace room fixtures and furnishings.

Foundations

Standard Foundations

- Analysis: Foundation is reinforced concrete, with no visible sign of failure.
- Recommendation: No work required.

Slab on Grade

- Analysis: Slab on grade is concrete and in good condition
- Recommendation: No work required.

Superstructure

Floor Construction

- Analysis: Elevated floor slab is flexicore concrete slabs
- Recommendation: No work required

Roof Construction

- Analysis: Gutters are damaged and failing
- Recommendation: Replace gutters

Exterior Enclosure

Exterior Walls

- Analysis: CMU construction, with brick veneer
- Recommendation: No work required

Exterior Windows

- Analysis: Building currently has thermal pane sliding windows
- Recommendation: No work required

Exterior Doors

- Analysis: Solid core wood doors, are beyond expected useful life
- Recommendation: Replace with hollow metal door, frame, and associated hardware

Roofing

Roof Coverings

- Analysis: Asphalt shingle roofing is beyond expected useful life.
- Recommendation: Replace asphalt shingle roofing

Interior Construction

Partitions

- Analysis: CMU walls between guest units, and stud and drywall partitions within the unit
- Recommendation: No work required

Interior Doors

- Analysis: Wood interior doors are beyond expected useful life
- Recommendation: Replace interior hollow core wood doors including associated hardware

Fittings

- Analysis: N/A - See Exterior and Interior doors.
- Recommendation: No work required.

Stairs

Stair Construction

- Analysis: Stair construction is concrete and is in good condition
- Recommendation: No work required.

Interior Finishes

Wall Finishes

- Analysis: Vinyl wall coverings are in good condition
- Recommendation: No work required

Floor Finishes

- Analysis: Vinyl flooring at kitchen areas is beyond expected useful life
- Recommendation: Replace vinyl flooring

Ceiling Finishes

- Analysis: Precast concrete painted ceiling is in good condition
- Recommendation: No work required

Plumbing

Plumbing Fixtures

- Analysis: Bathroom fixtures appear to be reaching the end of their useful life, and are in fair condition
- Recommendation: Replace sink and vanity in all guest units.

It should be noted that there appears to be a design/original construction deficiency with the domestic water distribution. Current extent unknown. However, we noted that they had two bathrooms torn apart during our visit. The building is not really old enough to have the system failing.

Domestic Water Distribution

- Analysis: Above floor system appears to be in good condition. Copper water distribution that is buried under the concrete slab has leaked as a result of the copper piping being eaten away by the contact with the concrete
- Recommendation:

HVAC

Cooling Generating Systems

- Analysis: PTAC units are currently used throughout this building, but are beyond expected useful life
- Recommendation: Install new PTAC units at all guest rooms

Fire Protection

Sprinklers

- Analysis: Building currently does not have a fire sprinkler system
- Recommendation: Install Fire Sprinkler system

Electrical

Electrical Service/Distribution

- Analysis: Kitchen light fixtures are beyond expected useful life
- Recommendation: Replace light fixtures

Communications and Security

- Analysis: Fire alarm is functioning and in good condition
- Recommendation: No work required

Equipment

Other Equipment

- Analysis: Four (4) washing machines are beyond expected useful life
- Recommendation: Replace Four (4) Washing Machines

Site Preparation

Site Earthwork

- Analysis: The site surrounding the building is in good condition
- Recommendation: No work required

Major Functional Criteria

Major Functional Criteria Analysis

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

- **Back-of-House Spaces**

Manager's Office, Storage

Exists. Not a standard for a secondary facility.

Renovation Recommendation: Will be removed as part of renovation to this building.

Clean and Dirty Linen Room

Oversized.

Renovation Recommendation: Will be renovated as part of renovation to this building.

House Keeping

Undersized.

Renovation Recommendation: Will be renovated as part of renovation to this building.

Break Room

Does not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

- **Public Spaces**

Game Room

Exists. Not a standard for a secondary facility.

Renovation Recommendation: Will be removed as part of renovation to this building.

Bell Cart, Phones, Vending, Study Rooms

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	8.65%	\$38,054.94
Asphalt Shingle Roof: Beyond Useful Life		\$31,871.84
Gutters: Damaged or Failing		\$6,183.10
08 Doors & Windows	19.73%	\$86,786.65
Exterior Steel Door - Beyond expected useful life		\$70,719.98
Wood Door - Beyond Useful Life		\$16,066.67
09 Finishes	0.34%	\$1,508.40
VCT: Beyond Useful Life		\$1,508.40
11 Equipment	0.88%	\$3,850.00
Washing Machine: Beyond expected useful life.		\$3,850.00
13 Special Construction	10.49%	\$46,168.95
Fire Sprinklers: Missing or Inadequate		\$46,168.95
15 Mechanical	15.08%	\$66,329.49
PTAC: Beyond expected useful life		\$43,720.29
Sink & vanity: Replace due to remodel		\$22,609.20
16 Electrical	1.65%	\$7,247.70
Fixtures, fluorescent: Beyond expected useful life		\$7,247.70
19 FF&E	43.19%	\$190,000.00
Hard and soft goods: Beyond expected useful life		\$190,000.00
Total Raw Cost	100.00%	\$439,946.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,419.70
Force Protection	9.00%	\$43,772.43
General Conditions	10.00%	\$43,994.60
Total Additional Hard Cost		\$90,186.73

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$53,013.27
SIOH Conus	6.50%	\$37,904.49
Design	10.00%	\$53,013.27
08 MYr Inflation Fct	9.93%	\$66,934.53
Total Soft Cost		\$210,865.57
Total Project		\$740,998.30

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	18.91%	\$11,800.25
Interior Doors		\$11,800.25
09 Finishes	55.48%	\$34,611.65
Ceiling Finishes		\$4,257.79
Floor Finishes		\$6,348.50
Partitions		\$15,386.29
Wall Finishes		\$8,619.07
11 Equipment	6.09%	\$3,799.57
Commercial Equipment		\$2,329.25
Other Equipment		\$1,470.32
13 Special Construction	7.82%	\$4,880.49
Communications & Security		\$1,332.33
Sprinklers		\$3,548.16
15 Mechanical	6.01%	\$3,749.90
Plumbing Fixtures		\$3,749.90
16 Electrical	5.69%	\$3,548.16
Electrical Service & Distribution		\$3,548.16
Total Raw Cost	100.00%	\$62,390.02

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$343.15
Force Protection	9.00%	\$6,207.50
General Conditions	10.00%	\$6,239.00
Total Additional Hard Cost		\$12,789.64

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$7,517.97
SIOH Conus	6.50%	\$5,375.35
Design	10.00%	\$7,517.97
08 MYr Inflation Fct	9.93%	\$9,492.18
Total Soft Cost		\$29,903.46
Total Project Cost for Renovation		\$105,083.13

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	2.66%	\$47,378.49
Site Earthwork		\$47,378.49
03 Concrete	15.05%	\$267,563.23
Floor Construction		\$156,752.53
Slab on Grade		\$35,050.40
Stair Construction		\$5,659.50
Standard Foundations		\$70,100.80
04 Masonry	5.33%	\$94,703.40
Exterior Walls		\$94,703.40
07 Thermal & Moisture Protection	6.99%	\$124,301.21
Roof Construction		\$37,897.23
Roof Coverings		\$86,403.98
08 Doors & Windows	9.30%	\$165,296.67
Exterior Doors		\$7,565.25
Exterior Windows		\$129,360.00
Interior Doors		\$28,371.42
09 Finishes	13.12%	\$233,352.45
Ceiling Finishes		\$36,145.42
Floor Finishes		\$88,913.24
Partitions		\$61,406.39
Wall Finishes		\$46,887.39
10 Specialties	0.07%	\$1,161.16
Fittings		\$1,161.16
11 Equipment	5.76%	\$102,410.00
Other Equipment		\$102,410.00
13 Special Construction	4.75%	\$84,401.36
Communications & Security		\$37,994.63
Sprinklers		\$46,406.73
15 Mechanical	19.43%	\$345,509.78
Cooling Generating Systems		\$112,161.28
Domestic Water Dist		\$52,668.00
Plumbing Fixtures		\$180,680.50
16 Electrical	6.87%	\$122,228.26
Electrical Service & Distribution		\$122,228.26
19 FF&E	10.68%	\$190,000.00
Interior FF&E allowance		\$190,000.00
Total Raw Cost	100.00%	\$1,778,306.01

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,780.68
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$177,830.60

Total Additional Hard Cost **\$187,611.28**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$98,295.86
SIOH Conus	6.50%	\$134,173.86
Design	10.00%	\$196,591.73
08 MYr Inflation Fct	9.93%	\$237,821.39
Total Soft Cost		\$666,882.84
Total Project Cost for Replacement		\$2,632,800.14

INSERT BUILDING 125 FLOOR PLANS HERE



Bldg. 146

Building 0146

Building 146 was originally constructed in 1988 with a 50 room addition added in 1992. The building contains 98,620 square feet and contains 200 lodging units all functioning as extended stay guest rooms.

Significant Assumptions

The replacement cost model is based on 198 extended stay units. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Condition Assessment & Renovation Cost	\$5,067,420.00
Replacement Cost	\$14,410,705.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	35.16%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 146 is recommended.

Attributes

01.Number of Units Constructed	200
02.Number of Units Used	200
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	200
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	200
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	198
15.Renovated to Family Suite	0
16.Delta renovation	-2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: FF&E is nearing the end of its useful life and is beginning to show signs of wear.
- Recommendation: The fixtures and furnishings should be replaced within the next five years.

Foundations

Standard Foundations

- Analysis: Building foundation is reinforced concrete with no visible sign of failure.
- Recommendation: No work reequired.

Slab on Grade

- Analysis: Slab on grade concrete is in good condition.
- Recommendation: No work required.

Superstructure

Floor Construction

- Analysis: Floor slab construction is poured concrete in good condition.
- Recommendation: No work required.

Roof Construction

- Analysis: Poured concrete slab, and in good condition.
- Recommendation: No work required.

Exterior Enclosure

Exterior Walls

- Analysis: CMU construction with brick veneer, in good condition.
- Recommendation: No work required.

Exterior Windows

- Analysis: Exterior windows are single pane, as well as being energy inefficient, and are beyond their useful life.
- Recommendation: Replace all windows with thermal pane units.

Exterior Doors

- Analysis: Main entry door area is aluminum and glass. Auxiliary doors such as stairs to on grade exits, and door to roof are hollow metal, and in good condition.
- Recommendation: No work required

Roofing

Roof Coverings

- Analysis: Roof covering is EPDM which is approximately 15 years old and will be the end of its useful life in 5 years.
- Recommendation: Replace roof and flashings.

Interior Construction

Partitions

- Analysis: CMU walls in good condition.
- Recommendation: No work required.

Interior Doors

- Analysis: Interior of building, unit entry doors are in good condition.
- Recommendation: No work required.

Fittings

- Analysis: Interior of building, unit entry door hardware is in good condition.
- Recommendation: No work required.

Stairs

Stair Construction

- Analysis: Stair construction is concrete and in good condition
- Recommendation: No work required.

Interior Finishes

Wall Finishes

- Analysis: Vinyl wall coverings on CMU walls, are beyond useful life.
- Recommendation: Replace vinyl wall coverings.

Floor Finishes

- Analysis: floor coverings are beyond useful life.
- Recommendation: Replace floor coverings.

Ceiling Finishes

- Analysis: Paint on the ceilings is failing, and needs to be refinished.
- Recommendation: Prepare, prime, and repaint ceilings.

Conveying

Elevators and Lifts

- Analysis: Elevator appears to be in good condition, and requires only normal maintenance.
- Recommendation: No work required.

Plumbing

Plumbing Fixtures

- Analysis: Water closets are beyond expected useful life. sinks and vanities are beyond expected useful life.
- Recommendation: Replace floor mounted water closets. Replace bathroom sinks and vanities.

Domestic Water Distribution

- Analysis: System appears to be in good condition
- Recommendation: No work required

HVAC

Cooling Generating Systems

- Analysis: Cooling tower motor beyond expected useful life.

Cooling tower beyond expected useful life.

Rooms have 2 pipe fan coil units which do not meet the lodging standard.

- Recommendation: Install PTAC units in all rooms at exterior walls.

Fire Protection

Sprinklers

- Analysis: Building is fully sprinkled and in good condition.
- Recommendation: No work required.

Electrical

Electrical Service/Distribution

- Analysis: N/A
- Recommendation: No work required

Communications and Security

- Analysis: Building fire alarm system is in good condition
- Recommendation: No work required.

Equipment

Other Equipment

• Analysis: Kitchen range, refrigerator, and kitchen cabinets are in good condition.

- Recommendation: No work required

Site Preparation

Site Earthwork

- Analysis: The surrounding site is in good condition
- Recommendation: No work required.

Site Improvements

Parking Lots

- Analysis: Parking lot is in good condition
- Recommendation: No work required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is adequate and in good condition.
- Recommendation: No work required

Major Functional Criteria

- **Major Functional Criteria Analysis**

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

- **Back-of-House Spaces**

Back-of-House Spaces

Storage, Admin. Office, Billing Office,

Exist. Not standards for a secondary facility.

Renovation Recommendation: Will be removed as part of renovation to this building.

Break Room

Does not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

- **Extended Stay Guest Room**

Guest rooms have separated bedroom and living areas.

Renovation Recommendation: Remove dividing wall between bedroom and living area and renovate into extended stay rooms.

- **Public Spaces**

Lounge

Exists. Not a standard for a secondary facility.

Renovation Recommendation: Will be removed as part of renovation to this building.

Study Rooms, Bell Cart, Vending

Do not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	1.51%	\$34,419.00
Single Ply Roof: Damaged or Failing		\$34,419.00
08 Doors & Windows	7.49%	\$171,130.96
Al. Windows - Beyond Useful Life		\$171,130.96
09 Finishes	22.37%	\$511,391.03
Carpet: Beyond Useful Life		\$179,034.24
Interior ceilings: Paint Failing		\$44,803.06
Vinyl Wall Covering: Beyond expected useful life		\$287,553.73
15 Mechanical	24.88%	\$568,715.85
Cooling Tower: Damaged or failing		\$25,280.65
PTAC: Missing or inadequate		\$271,840.80
Sink & vanity: Replace due to remodel		\$118,995.80
Water closet: Beyond expected useful life		\$152,598.60
19 FF&E	43.75%	\$1,000,000.00
Hard and soft goods: Beyond expected useful life		\$1,000,000.00
Total Raw Cost	100.00%	\$2,285,657.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$12,571.11
Force Protection	9.00%	\$227,411.44
General Conditions	10.00%	\$228,565.70
Total Additional Hard Cost		\$468,548.26

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$275,420.53
SIOH Conus	6.50%	\$196,925.68
Design	10.00%	\$275,420.53
08 MYr Inflation Fct	9.93%	\$347,745.82
Total Soft Cost		\$1,095,512.55
Total Project		\$3,849,717.80

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	0.26%	\$1,848.00
Interior Doors		\$1,848.00
09 Finishes	62.90%	\$454,753.92
Ceiling Finishes		\$1,478.40
Floor Finishes		\$162,072.68
Partitions		\$192,033.38
Wall Finishes		\$99,169.46
11 Equipment	0.53%	\$3,799.57
Commercial Equipment		\$2,329.25
Other Equipment		\$1,470.32
13 Special Construction	20.73%	\$149,867.60
Communications & Security		\$40,912.60
Sprinklers		\$108,955.00
15 Mechanical	0.52%	\$3,749.90
Plumbing Fixtures		\$3,749.90
16 Electrical	15.07%	\$108,955.00
Electrical Service & Distribution		\$108,955.00
Total Raw Cost	100.00%	\$722,973.98

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,976.36
Force Protection	9.00%	\$71,932.30
General Conditions	10.00%	\$72,297.40
Total Additional Hard Cost		\$148,206.05

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$87,118.00
SIOH Conus	6.50%	\$62,289.37
Design	10.00%	\$87,118.00
08 MYr Inflation Fct	9.93%	\$109,995.15
Total Soft Cost		\$346,520.53
Total Project Cost for Renovation		\$1,217,700.56

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	2.34%	\$227,567.42
Parking Lots		\$127,573.60
Site Earthwork		\$99,993.82
03 Concrete	25.09%	\$2,442,037.26
Floor Construction		\$1,907,333.86
Slab on Grade		\$74,027.80
Stair Construction		\$90,552.00
Standard Foundations		\$370,123.60
04 Masonry	3.63%	\$352,997.17
Exterior Walls		\$352,997.17
07 Thermal & Moisture Protection	3.92%	\$381,877.99
Roof Construction		\$200,032.62
Roof Coverings		\$181,845.37
08 Doors & Windows	8.31%	\$809,213.79
Exterior Doors		\$21,656.25
Exterior Windows		\$622,160.00
Interior Doors		\$165,397.54
09 Finishes	12.65%	\$1,231,328.07
Ceiling Finishes		\$189,187.61
Floor Finishes		\$465,853.43
Partitions		\$323,999.39
Wall Finishes		\$252,287.64
10 Specialties	0.03%	\$2,609.92
Fittings		\$2,609.92
11 Equipment	5.48%	\$533,610.00
Other Equipment		\$533,610.00
13 Special Construction	4.58%	\$445,628.81
Communications & Security		\$200,606.99
Sprinklers		\$245,021.82
14 Conveying Systems	1.70%	\$165,396.00
Elevators and Lifts		\$165,396.00
15 Mechanical	15.51%	\$1,509,418.68
Cooling Generating Systems		\$592,197.76
Domestic Water Dist		\$274,428.00
Plumbing Fixtures		\$642,792.92
16 Electrical	6.59%	\$641,922.82
Electrical Service & Distribution		\$636,852.37
Site Lighting		\$5,070.45
19 FF&E	10.17%	\$990,000.00
Interior FF&E allowance		\$990,000.00
Total Raw Cost	100.00%	\$9,733,607.92

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$53,534.84
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$973,360.79
Total Additional Hard Cost		\$1,026,895.64

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$538,025.18
SIOH Conus	6.50%	\$734,404.37
Design	10.00%	\$1,076,050.36
08 MYr Inflation Fct	9.93%	\$1,301,722.06
Total Soft Cost		\$3,650,201.96
Total Project Cost for Replacement		\$14,410,705.52

INSERT BUILDING 146 FLOOR PLANS HERE



Building 202

Building 0202

Building 202 was constructed in 1942. The unit is a single story house that contains 1,966 square feet and is functioning as a single unit DVQ with multiple rooms.

Significant Assumptions

The replacement and renovation cost models are based on 2 family suites.

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

The renovation cost includes all condition assessment costs.

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Renovation Cost	\$154,075.00
Replacement Cost	\$227,600.00
Renovation to Replacement Cost Ratio	67.70%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 202 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Building is a four bedroom house (DVQ) where each bedroom has its own bed, night stand, and dresser. The living room has an easy chair and sofa along with armoire that has TV/VCR. Dining room has dining room table and four chairs. It also has a sun porch which has love seat and additional easy type chair. All windows have drapes and blinds.

All furniture and soft goods are in good condition and believed to be installed after 1999.

- Recommendation: No corrective action required however some additional FF&E will be needed due to the specific renovation required to meet Lodging Standards.

Foundations

Standard Foundations

- Analysis: Foundation is that of a perimeter beam and poured piers on compacted soil. No clear failures can be seen from the perimeter. Foundation is in good condition.

- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade except for area that has the a/c and furnace unit. The floor spans the perimeter beam and poured piers.

- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floor construction is that of wood floor joist spanning the perimeter beam and poured piers. This is over a crawl space and there is no second floor. All appear to be in good condition.

- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is that of sloped wooden rafters covered by wood planking. (Assume this is not plywood given the age of the building) . The roof structure does appear to be in good condition.

- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are board siding that has been covered in vinyl siding to preclude the periodic painting . Vinyl siding is in good condition.

- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Exterior windows are single pane double hung windows with triple track aluminum storm windows on the outside. All are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: Exterior doors are your typical wooden doors with outside aluminum storm door. Both are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: Building is covered by asphalt shingles which will be reaching the end of their useful in about five years according to the information we were given. They are currently in fair condition and the building was experiencing a leak during our tour.
- Recommendation: Replace the roof within in the next five years.

Interior Construction

Partitions

- Analysis: Interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are solid core wood in wood frames; both in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: There is no second floor or basement in this building.
- Recommendation: N/A

Interior Finishes

Wall Finishes

- Analysis: Walls are painted drywall in fair condition.
- Recommendation: Paint drywall when necessary.

Floor Finishes

- Analysis: Flooring is carpet which is beginning to show sign on wear in spots.
- Recommendation: Replace carpet on next cycle.

Ceiling Finishes

- Analysis: Ceilings are painted drywall in fair condition.
- Recommendation: Paint ceilings as required.

Plumbing

Plumbing Fixtures

- Analysis: Unit has two bathrooms which include vanity with sink, water closet and a tub with shower. Plumbing fixtures are in good condition.

- Recommendation: No correction action required.

Domestic Water Distribution

- Analysis: Hot water is produced from buildings own hot water tank and there are no apparent sign of failure. System appears to be in good condition.

- Recommendation: No correctdive action required.

HVAC

Cooling Generating Systems

- Analysis: Building has its own stand alone A/C system which is in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: Unit is not sprinkled since it is a one story house. However, it does have smoke detectors in good condition.

- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service to the building is via 200 amp panel in good condition. Interior light fixtures appeared to be in good condition.

- Recommendation: No corrective action required.

Communications and Security

- Analysis: Building is a house without a fire alarm system but it does have smoke detectors in good condition.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: Unit has a full kitchen with refrigerator , range, microwave, dishwasher, washer and dryer . All are in good condition.

- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: Site consists of yard with drive way to a covered garage. Yard appears to drain properly and is in good condition.

- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

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

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 308, and are not included in this building.

- **Family Guest Suite**

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

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

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 2 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 308, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	44.50%	\$4,413.02
Asphalt Shingle Roof: Beyond Useful Life		\$4,413.02
09 Finishes	55.51%	\$5,505.12
Carpet: Beyond Useful Life		\$3,350.82
Interior ceilings: Paint Failing		\$755.05
Interior walls: Paint failing		\$1,399.25
Total Raw Cost	100.00%	\$9,918.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$54.55
Force Protection	9.00%	\$986.79
General Conditions	10.00%	\$991.80
Total Additional Hard Cost		\$2,033.14

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$1,195.11
SIOH Conus	6.50%	\$854.51
Design	10.00%	\$1,195.11
08 MYr Inflation Fct	9.93%	\$1,508.95
Total Soft Cost		\$4,753.69
Total Project		\$16,704.83

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	5.82%	\$5,319.89
Roof Construction		\$1,423.99
Roof Coverings		\$3,895.90
08 Doors & Windows	5.23%	\$4,781.70
Interior Doors		\$4,781.70
09 Finishes	25.40%	\$23,230.81
Ceiling Finishes		\$4,234.92
Floor Finishes		\$5,416.07
Partitions		\$5,184.23
Wall Finishes		\$8,395.59
11 Equipment	5.89%	\$5,390.00
Other Equipment		\$5,390.00
13 Special Construction	9.96%	\$9,113.20
Communications & Security		\$4,102.45
Sprinklers		\$5,010.74
15 Mechanical	22.71%	\$20,773.06
Cooling Generating Systems		\$12,110.56
Domestic Water Dist		\$4,158.00
Plumbing Fixtures		\$4,504.50
16 Electrical	14.07%	\$12,867.47
Electrical Service & Distribution		\$12,867.47
19 FF&E	10.93%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$91,476.13

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$503.12
Force Protection	9.00%	\$9,101.42
General Conditions	10.00%	\$9,147.61
Total Additional Hard Cost		\$18,752.15

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$11,022.83
SIOH Conus	6.50%	\$7,881.32
Design	10.00%	\$11,022.83
08 MYr Inflation Fct	9.93%	\$13,917.42
Total Soft Cost		\$43,844.40
Total Project Cost for Renovation		\$154,072.68

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	4.03%	\$6,198.69
Site Earthwork		\$6,198.69
03 Concrete	12.60%	\$19,373.20
Floor Construction		\$4,620.00
Slab on Grade		\$4,546.85
Stair Construction		\$5,659.50
Standard Foundations		\$4,546.85
04 Masonry	13.07%	\$20,086.60
Exterior Walls		\$20,086.60
07 Thermal & Moisture Protection	9.50%	\$14,608.23
Roof Construction		\$2,912.24
Roof Coverings		\$11,695.99
08 Doors & Windows	18.01%	\$27,689.97
Exterior Doors		\$4,747.05
Exterior Windows		\$18,480.00
Interior Doors		\$4,462.92
09 Finishes	12.82%	\$19,713.00
Ceiling Finishes		\$3,007.34
Floor Finishes		\$6,141.80
Partitions		\$5,636.34
Wall Finishes		\$4,927.51
11 Equipment	3.51%	\$5,390.00
Other Equipment		\$5,390.00
13 Special Construction	3.56%	\$5,474.41
Communications & Security		\$2,464.39
Sprinklers		\$3,010.01
15 Mechanical	10.37%	\$15,937.46
Cooling Generating Systems		\$7,274.96
Domestic Water Dist		\$4,158.00
Plumbing Fixtures		\$4,504.50
16 Electrical	6.02%	\$9,258.10
Electrical Service & Distribution		\$9,258.10
19 FF&E	6.50%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$153,729.66

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$845.51
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$15,372.97
Total Additional Hard Cost		\$16,218.48

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$8,497.41
SIOH Conus	6.50%	\$11,598.96
Design	10.00%	\$16,994.81
08 MYr Inflation Fct	9.93%	\$20,559.00
Total Soft Cost		\$57,650.18
Total Project Cost for Replacement		\$227,598.32

INSERT BUILDING 202 FLOOR PLANS HERE



Building 204

Building 0204

Building 204 was constructed in 1942. It has 1,790 square feet and contains one multi-room unit functioning as a DVQ.

Significant Assumptions

The replacement and renovation cost models are based on 2 family suites.

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

The renovation cost includes all condition assessment costs.

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Renovation Cost	\$148,420.00
Replacement Cost	\$227,600.00
Renovation to Replacement Cost Ratio	65.21%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 204 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Building is a three bedroom house (DVQ) where each bedroom has its own bed, night stand, and dresser. The living room has an easy chair and sofa along with armoire that has TV/VCR. Dining room has dining room table and four chairs. It also has a sun porch which has love seat and additional easy type chair. All windows have drapes and blinds.

All furniture and soft goods are in good condition and believed to be installed after 1999.

- Recommendation: No corrective action required however all the FF&E would be replaced if the structure is renovated.

Foundations

Standard Foundations

- Analysis: Foundation is that of a perimeter beam and poured piers on compacted soil. No clear failures can be seen from the perimeter. Foundation is in good condition.

- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade except for area that has the a/c and furnace unit. The floor spans the perimeter beam and poured piers.

- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floor construction is that of wood floor joist spanning the perimeter beam and poured piers. This is over a crawl space and there is no second floor. All appear to be in good condition.

- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is that of sloped wooden rafters covered by wood planking. (Assume this is not plywood given the age of the building) . The roof structure does appear to be in good condition.

- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are board siding that has been covered in vinyl siding to preclude the periodic painting . Vinyl siding is in good condition.

- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Exterior windows are single pane double hung windows with triple track aluminum storm windows on the outside. All are in good condition.

- Recommendation: No corrective action required.

Exterior Doors

- Analysis: Exterior doors are your typical wooden doors with outside aluminum storm door. Both are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: Building is covered by asphalt shingles which will be reaching the end of their useful in about five years according to the information we were given. They are currently in fair condition and the building was experiencing a leak during our tour.

- Recommendation: Replace the roof within in the next five years.

Interior Construction

Partitions

- Analysis: Interior partitions are drywall on wood studs in good condition.

- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are solid core wood in wood frames; both in good condition.

- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: There is no second floor or basement in this building.

- Recommendation: N/A

Interior Finishes

Wall Finishes

- Analysis: Walls are painted drywall in fair condition.

- Recommendation: Paint drywall when necessary.

Floor Finishes

- Analysis: Flooring is carpet which is beginning to show sign on wear in spots.

- Recommendation: Replace carpet on next cycle.

Ceiling Finishes

- Analysis: Ceilings are painted drywall in fair condition.

- Recommendation: Paint ceilings as required.

Plumbing

Plumbing Fixtures

- Analysis: Unit has two bathrooms which include vanity with sink, water closet and a tub with shower. Plumbing fixtures are in good condition.

- Recommendation: No correction action required.

Domestic Water Distribution

- Analysis: Hot water is produced from buildings own hot water tank and there are no apparent sign of failure. System appears to be in good condition.

- Recommendation: No correctdive action required.

HVAC

Cooling Generating Systems

- Analysis: Building has its own stand alone A/C system which is in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: Unit is not sprinkled since it is a one story house. However, it does have smoke detectors in good condition.

- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service to the building is via 200 amp panel in good condition. Interior light fixtures appeared to be in good condition.

- Recommendation: No corrective action required.

Communications and Security

- Analysis: Building is a house without a fire alarm system but it does have smoke detectors in good condition.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: Unit has a full kitchen with refrigerator , range, microwave, dishwasher, washer and dryer . All are in good condition.

- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: Site consists of yard with drive way to a covered carport. Yard appears to drain properly and is in good condition.

- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

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

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 308, and are not included in this building.

- **Family Guest Suite**

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

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

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 2 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 308, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	47.12%	\$4,167.86
Asphalt Shingle Roof: Beyond Useful Life		\$4,167.86
09 Finishes	52.88%	\$4,677.81
Carpet: Beyond Useful Life		\$3,125.00
Interior ceilings: Paint Failing		\$703.26
Interior walls: Paint failing		\$849.55
Total Raw Cost	100.00%	\$8,846.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$48.65
Force Protection	9.00%	\$880.13
General Conditions	10.00%	\$884.60
Total Additional Hard Cost		\$1,813.39

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$1,065.94
SIOH Conus	6.50%	\$762.15
Design	10.00%	\$1,065.94
08 MYr Inflation Fct	9.93%	\$1,345.85
Total Soft Cost		\$4,239.88
Total Project		\$14,899.26

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	5.69%	\$5,016.29
Roof Construction		\$1,423.99
Roof Coverings		\$3,592.30
08 Doors & Windows	5.43%	\$4,781.70
Interior Doors		\$4,781.70
09 Finishes	26.36%	\$23,230.81
Ceiling Finishes		\$4,234.92
Floor Finishes		\$5,416.07
Partitions		\$5,184.23
Wall Finishes		\$8,395.59
11 Equipment	6.12%	\$5,390.00
Other Equipment		\$5,390.00
13 Special Construction	9.42%	\$8,297.37
Communications & Security		\$3,735.19
Sprinklers		\$4,562.17
15 Mechanical	22.34%	\$19,688.90
Cooling Generating Systems		\$11,026.40
Domestic Water Dist		\$4,158.00
Plumbing Fixtures		\$4,504.50
16 Electrical	13.29%	\$11,715.55
Electrical Service & Distribution		\$11,715.55
19 FF&E	11.35%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$88,120.62

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$484.66
Force Protection	9.00%	\$8,767.56
General Conditions	10.00%	\$8,812.06
Total Additional Hard Cost		\$18,064.29

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$10,618.49
SIOH Conus	6.50%	\$7,592.22
Design	10.00%	\$10,618.49
08 MYr Inflation Fct	9.93%	\$13,406.90
Total Soft Cost		\$42,236.11
Total Project Cost for Renovation		\$148,421.02

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	4.03%	\$6,198.69
Site Earthwork		\$6,198.69
03 Concrete	12.60%	\$19,373.20
Floor Construction		\$4,620.00
Slab on Grade		\$4,546.85
Stair Construction		\$5,659.50
Standard Foundations		\$4,546.85
04 Masonry	13.07%	\$20,086.60
Exterior Walls		\$20,086.60
07 Thermal & Moisture Protection	9.50%	\$14,608.23
Roof Construction		\$2,912.24
Roof Coverings		\$11,695.99
08 Doors & Windows	18.01%	\$27,689.97
Exterior Doors		\$4,747.05
Exterior Windows		\$18,480.00
Interior Doors		\$4,462.92
09 Finishes	12.82%	\$19,713.00
Ceiling Finishes		\$3,007.34
Floor Finishes		\$6,141.80
Partitions		\$5,636.34
Wall Finishes		\$4,927.51
11 Equipment	3.51%	\$5,390.00
Other Equipment		\$5,390.00
13 Special Construction	3.56%	\$5,474.41
Communications & Security		\$2,464.39
Sprinklers		\$3,010.01
15 Mechanical	10.37%	\$15,937.46
Cooling Generating Systems		\$7,274.96
Domestic Water Dist		\$4,158.00
Plumbing Fixtures		\$4,504.50
16 Electrical	6.02%	\$9,258.10
Electrical Service & Distribution		\$9,258.10
19 FF&E	6.50%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$153,729.66

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$845.51
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$15,372.97
Total Additional Hard Cost		\$16,218.48

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$8,497.41
SIOH Conus	6.50%	\$11,598.96
Design	10.00%	\$16,994.81
08 MYr Inflation Fct	9.93%	\$20,559.00
Total Soft Cost		\$57,650.18
Total Project Cost for Replacement		\$227,598.32

INSERT BUILDING 204 FLOOR PLAN HERE



Bldg. 304

Building 0304

Building 304 was constructed in 1964. The building contains 18,133 square feet and contains 40 lodging units; 8 functioning as family suites and 32 functioning as extended stay units.

Significant Assumptions

The replacement cost model is based on 38 extended stay units.

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

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Condition Assessment & Renovation Cost	\$1,000,095.00
Replacement Cost	\$2,557,280.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	39.11%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 304 is recommended.

Attributes

01.Number of Units Constructed	40
02.Number of Units Used	40
03.Back of House Function	No
04.Single Room w/o FullKitchen	32
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	8
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	32
11.Operating as Extended Stay	0
12.Operating as Family Suite	8
13.Renovated to Standard	0
14.Renovated to Extended Stay	38
15.Renovated to Family Suite	0
16.Delta renovation	-2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Bed, Headboard, nightstand, recliner, (2) tables with chairs, 3 lamps, (1) dresser, (1) TV, and (1) TV cabinet are beyond expected useful life
- Recommendation: Replace all furnishings

Foundations

Standard Foundations

- Analysis: Foundation is poured concrete, and appears to be in good condition
- Recommendation: No work required.

Slab on Grade

- Analysis: Slab on grade concrete is sound, and appears to be in good condition.
- Recommendation: No work Required

Superstructure

Floor Construction

- Analysis: Elevated slab is concrete slab construction
- Recommendation: No work required.

Roof Construction

- Analysis: Elevated slab is concrete slab construction
- Recommendation: No work required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are brick and are in good condition
- Recommendation: No work required.

Exterior Windows

- Analysis: Exterior windows are double hung single pane, as well as being energy inefficient, and are beyond their useful life.
- Recommendation: Replace all windows with thermal pane units.

Exterior Doors

- Analysis: Exterior hollow metal doors are beyond expected useful life
- Recommendation: Replace all exterior hollow metal doors and frames with new hollow metal doors and frames, including the associated hardware.

Roofing

Roof Coverings

- Analysis: Roof covering is adhered EPDM, and appears to be in good to fair condition..
Roof needs insulation substrate repair/ replacement, and adhered EPDM membrane over entire area replaced.
- Recommendation: Replace insulation substrate, EPDM membrane and flashings.

Interior Construction

Partitions

- Analysis: Interior partition walls are in good condition
- Recommendation: No work required.

Interior Doors

- Analysis: Interior doors are in good condition
- Recommendation: No work required.

Fittings

- Analysis: Interior door hardware is in good condition
- Recommendation: No work required.

Stairs

Stair Construction

- Analysis: Stair construction is concrete and in good condition.
- Recommendation: No work required.

Interior Finishes

Wall Finishes

- Analysis: Interior partition wall finishes are in fair condition.
- Recommendation: Prepare, prime and repaint

Floor Finishes

- Analysis: Carpet is beyond useful life.
Sheetvinyl flooring at kitchen area is beyond useful life.
- Recommendation: Replace carpet areas.
Replace sheetvinyl flooring.

Ceiling Finishes

- Analysis: Paint on the ceilings is failing, and needs to be refinished.
- Recommendation: Prepare, prime, and repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: All bathroom fixtures appear to be reaching the end of their useful life, and are in fair condition.
- Recommendation: Replace water closet, and the sink and vanity in all units.

Domestic Water Distribution

- Analysis: system appears to be in good condition
- Recommendation: No work required.

HVAC

Cooling Generating Systems

- Analysis: PTAC units currently exist in all units
- Recommendation: No work required.

Fire Protection

Sprinklers

- Analysis: Building currently does not have a Sprinkler system
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Bathroom light fixtures are beyond expected useful life
- Recommendation: Replace light fixtures with energy efficient light fixtures.

Communications and Security

- Analysis: Building fire alarm system is in good condition
- Recommendation: No work required.

Equipment

Other Equipment

- Analysis: Guest washing machines (2) are beyond expected useful life.
- Recommendation: Replace washing machines

Site Preparation

Site Earthwork

- Analysis: Building site area is in good condition
- Recommendation: No work required.

Major Functional Criteria

Major Functional Criteria Analysis

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

- **Back-of-House Spaces**

Storage

Exists. Not a standard for a secondary facility.

Renovation Recommendation: Will be removed as part of renovation to this building.

Clean and Dirty Linen Room

Does not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

- **Extended Stay Guest Room**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits.

Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: There are 7 units operating as family suites that do not meet size and configuration requirements.

Recommendation: Remove wall to create 370 square foot extended stay room.

- **Public Spaces**

Study Rooms, Vending, Bell Carts, Phones

Do not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	4.68%	\$24,253.08
Gutters: Damaged or Failing		\$6,183.10
Single Ply Roof: Damaged or Failing		\$18,069.98
08 Doors & Windows	12.69%	\$65,745.15
Al. Windows - Beyond Useful Life		\$28,524.11
Exterior Steel Door - Beyond expected useful life		\$37,221.04
09 Finishes	21.04%	\$109,067.11
Carpet: Beyond Useful Life		\$28,468.06
Interior ceilings: Paint Failing		\$14,550.31
Interior wall: Missing or inadequate		\$12,480.00
Interior walls: Paint failing		\$10,161.78
Sheet Vinyl: Beyond Useful Life		\$3,283.18
Vinyl Wall Covering: Beyond expected useful life		\$40,123.78
11 Equipment	0.37%	\$1,925.00
Washing Machine: Beyond expected useful life.		\$1,925.00
13 Special Construction	10.67%	\$55,322.95
Fire Sprinklers: Missing or Inadequate		\$55,322.95
15 Mechanical	10.48%	\$54,318.88
Sink & vanity: Replace due to remodel		\$23,799.16
Water closet: Replace due to remodel		\$30,519.72
16 Electrical	1.47%	\$7,629.16
Fixtures, fluorescent: Beyond expected useful life		\$7,629.16
19 FF&E	38.59%	\$200,000.00
Hard and soft goods: Beyond expected useful life		\$200,000.00
Total Raw Cost	100.00%	\$518,261.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,850.44
Force Protection	9.00%	\$51,564.38
General Conditions	10.00%	\$51,826.10
Total Additional Hard Cost		\$106,240.91

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$62,450.19
SIOH Conus	6.50%	\$44,651.89
Design	10.00%	\$62,450.19
08 MYr Inflation Fct	9.93%	\$78,849.58
Total Soft Cost		\$248,401.85

Total Project

\$872,903.76

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	4.89%	\$3,696.00
Interior Doors		\$3,696.00
09 Finishes	58.22%	\$43,960.84
Ceiling Finishes		\$1,478.40
Floor Finishes		\$10,843.14
Partitions		\$21,101.08
Wall Finishes		\$10,538.22
11 Equipment	5.03%	\$3,799.57
Commercial Equipment		\$2,329.25
Other Equipment		\$1,470.32
13 Special Construction	12.12%	\$9,150.93
Communications & Security		\$2,498.13
Sprinklers		\$6,652.80
15 Mechanical	10.93%	\$8,254.40
Plumbing Fixtures		\$8,254.40
16 Electrical	8.81%	\$6,652.80
Electrical Service & Distribution		\$6,652.80
Total Raw Cost	100.00%	\$75,514.53

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$415.33
Force Protection	9.00%	\$7,513.32
General Conditions	10.00%	\$7,551.45
Total Additional Hard Cost		\$15,480.10

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$9,099.46
SIOH Conus	6.50%	\$6,506.12
Design	10.00%	\$9,099.46
08 MYr Inflation Fct	9.93%	\$11,488.98
Total Soft Cost		\$36,194.02
Total Project Cost for Renovation		\$127,188.65

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	2.57%	\$44,421.11
Site Earthwork		\$44,421.11
03 Concrete	14.52%	\$250,809.25
Floor Construction		\$146,570.50
Slab on Grade		\$32,859.75
Stair Construction		\$5,659.50
Standard Foundations		\$65,719.50
04 Masonry	5.20%	\$89,825.97
Exterior Walls		\$89,825.97
07 Thermal & Moisture Protection	6.81%	\$117,615.11
Roof Construction		\$36,582.84
Roof Coverings		\$81,032.26
08 Doors & Windows	9.57%	\$165,296.67
Exterior Doors		\$7,565.25
Exterior Windows		\$129,360.00
Interior Doors		\$28,371.42
09 Finishes	13.51%	\$233,352.45
Ceiling Finishes		\$36,145.42
Floor Finishes		\$88,913.24
Partitions		\$61,406.39
Wall Finishes		\$46,887.39
10 Specialties	0.07%	\$1,161.16
Fittings		\$1,161.16
11 Equipment	5.93%	\$102,410.00
Other Equipment		\$102,410.00
13 Special Construction	4.58%	\$79,126.28
Communications & Security		\$35,619.97
Sprinklers		\$43,506.31
15 Mechanical	19.60%	\$338,499.70
Cooling Generating Systems		\$105,151.20
Domestic Water Dist		\$52,668.00
Plumbing Fixtures		\$180,680.50
16 Electrical	6.65%	\$114,780.05
Electrical Service & Distribution		\$114,780.05
19 FF&E	11.00%	\$190,000.00
Interior FF&E allowance		\$190,000.00
Total Raw Cost	100.00%	\$1,727,297.74

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,500.14
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$172,729.77

Total Additional Hard Cost **\$182,229.91**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$95,476.38
SIOH Conus	6.50%	\$130,325.26
Design	10.00%	\$190,952.77
08 MYr Inflation Fct	9.93%	\$230,999.81
Total Soft Cost		\$647,754.22
Total Project Cost for Replacement		\$2,557,281.87

**INSERT BUILDING 304 FLOOR PLANS HERE
(EXISTING AND RENOVATION)**



Bldg. 305

Building 0305

Building 305 was constructed in 1971 . Building has 24,225 square feet and contains 30 lodging units functioning as 24 extended stay units and 6 multi room DVQ's.

Significant Assumptions

The replacement cost model is based on 46 extended stay rooms, which is all that is required to meet the current demand.

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

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Condition Assessment & Renovation Cost	\$1,203,230.00
Replacement Cost	\$3,049,675.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	39.45%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 305 is recommended.

Attributes

01.Number of Units Constructed	30
02.Number of Units Used	30
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	30
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	30
13.Renovated to Standard	0
14.Renovated to Extended Stay	46
15.Renovated to Family Suite	0
16.Delta renovation	16

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Units are a mixture of suites with bed with headboard, dresser with mirror, TV/VCR on stand, night stand with lamp; sitting room with table and chairs, couch and easy chair ,another TV and a micro frig.. The extended stay rooms are the same as the suites without the sitting room. the soft goods in each type include the Drapes,blinds and bead spread.

All items are in fair to good condition but will need to be repalce in five years or the next replacment cycle.

- Recommendation: Replace items when necessary due to wear.

Foundations

Standard Foundations

- Analysis: Building appears to be slab on grade with spread footings in good condition.

- Recommendation: No corrective action necessary.

Slab on Grade

- Analysis: Slab on grade is in good condition; no visible signs of failure.

- Recommendation: No corrective action necessary.

Superstructure

Floor Construction

- Analysis: Floor construction is that of poured concrete which has no visible signs of failure and is in good condition.

- Recommendation: No corrective action necessary.

Roof Construction

- Analysis: Building does not have any roof gutters which need to be added.

- Recommendation: Add gutters to the building.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are brick which are in good condition.

- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Windows are single pane glazing with exterior storm windows.

- Recommendation: Replace all windows with thermo-pane insulated units.

Exterior Doors

- Analysis: Exterior doors are hollow metal with electronic locking system and are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: Roof is in simialr condition to all of the other flat roof buildings; ie. it is reaching the end of its useful life and will probably start to leak in the future.
- Recommendation: Replace the roof.

Interior Construction

Partitions

- Analysis: Interor partitions are CMU block and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are solid core wood in hollow metal frames. Both are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: There are no fittings in this unit.
- Recommendation: N/A

Stairs

Stair Construction

- Analysis: Stairs in this building are poured concrete with no visible signs of failure. They are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Units walls are primarily covered with vinyl wall covering with a minor amount of paint walls in the bath rooms. Finish is currently in good to fair condition but will need to be re-done within the next five years.
- Recommendation: Refinshing was as required within five years.

Floor Finishes

- Analysis: Carpets and VCT are beginning to reach the end of their useful life and are in fair to good condition.
- Recommendation: Replace floor coverings with in the next five years.

Ceiling Finishes

- Analysis: Interior ceilings are painted concrete and are beginning to show their age. Finsih is in fair condition.
- Recommendation: Paint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Sink appears to be as old as the building as well as the toilet. Both need to be upgraded to today's standard. Tub is in good condition.

- Recommendation: Replace sink and toilet.

Domestic Water Distribution

- Analysis: Water distribution appears to be in good condition with no visible signs of failure.

- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Units have PTAC units installed which are in good condition.

- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: Building does not have a sprinkler system which is the new lodging standard.

- Recommendation: Install a complete system through out the building.

Electrical

Electrical Service/Distribution

- Analysis: Fixtures in the bathrooms need to be upgraded to provide adequate lighting.

- Recommendation: Replace bathroom light fixtures.

Communications and Security

- Analysis: Building has fire alarm system which is in good condition.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: Units have galley kitchens with micro frig, cook top, and microwave. Plus each floor has Washer/Dryer unit for the floor. All are in good condition.

- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: Site has adequate parking adjacent to the building and the drainage appears to be good.

- Recommendation: No corrective action required.

Major Functional Criteria

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
07 Thermal & Moisture Protection	5.17%	\$24,656.94
Gutters: Missing or Inadequate		\$6,070.68
Single Ply Roof: Damaged or Failing		\$18,586.26
08 Doors & Windows	17.93%	\$85,565.48
Al. Windows - Beyond Useful Life		\$85,565.48
09 Finishes	20.39%	\$97,317.66
Carpet: Beyond Useful Life		\$21,703.67
Interior ceilings: Paint Failing		\$7,813.96
Interior walls: Paint failing		\$454.30
VCT: Beyond Useful Life		\$4,652.33
Vinyl Wall Covering: Beyond expected useful life		\$62,693.40
13 Special Construction	11.92%	\$56,887.74
Fire Sprinklers: Missing or Inadequate		\$56,887.74
15 Mechanical	13.09%	\$62,466.71
Sink & vanity: Replace due to remodel		\$27,369.03
Water closet: Replace due to remodel		\$35,097.68
16 Electrical	0.09%	\$415.93
Fixtures, fluorescent: Beyond expected useful life		\$415.93
19 FF&E	31.43%	\$150,000.00
Hard and soft goods: Beyond expected useful life		\$150,000.00
Total Raw Cost	100.00%	\$477,310.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,625.21
Force Protection	9.00%	\$47,489.96
General Conditions	10.00%	\$47,731.00
Total Additional Hard Cost		\$97,846.16

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$57,515.62
SIOH Conus	6.50%	\$41,123.67
Design	10.00%	\$57,515.62
08 MYr Inflation Fct	9.93%	\$72,619.19
Total Soft Cost		\$228,774.09
Total Project		\$803,930.25

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	0.78%	\$1,848.00
Interior Doors		\$1,848.00
09 Finishes	51.75%	\$122,681.51
Ceiling Finishes		\$1,138.37
Partitions		\$120,824.55
Wall Finishes		\$718.59
11 Equipment	1.60%	\$3,799.57
Commercial Equipment		\$2,329.25
Other Equipment		\$1,470.32
13 Special Construction	4.03%	\$9,553.02
Communications & Security		\$9,553.02
15 Mechanical	1.58%	\$3,749.90
Plumbing Fixtures		\$3,749.90
16 Electrical	10.73%	\$25,440.80
Electrical Service & Distribution		\$25,440.80
19 FF&E	29.53%	\$70,000.00
Interior FF&E allowance		\$70,000.00
Total Raw Cost	100.00%	\$237,072.80

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,303.90
Force Protection	9.00%	\$23,587.56
General Conditions	10.00%	\$23,707.28
Total Additional Hard Cost		\$48,598.74

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$28,567.15
SIOH Conus	6.50%	\$20,425.51
Design	10.00%	\$28,567.15
08 MYr Inflation Fct	9.93%	\$36,068.87
Total Soft Cost		\$113,628.70

Total Project Cost for Renovation		\$399,300.23
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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	1.71%	\$35,160.90
Site Earthwork		\$35,160.90
03 Concrete	17.58%	\$362,213.24
Floor Construction		\$252,549.84
Slab on Grade		\$26,002.90
Stair Construction		\$5,659.50
Standard Foundations		\$78,001.00
04 Masonry	4.89%	\$100,712.33
Exterior Walls		\$100,712.33
07 Thermal & Moisture Protection	5.24%	\$107,841.52
Roof Construction		\$43,600.64
Roof Coverings		\$64,240.88
08 Doors & Windows	9.74%	\$200,724.37
Exterior Doors		\$10,383.45
Exterior Windows		\$154,000.00
Interior Doors		\$36,340.92
09 Finishes	13.58%	\$279,742.04
Ceiling Finishes		\$42,217.24
Floor Finishes		\$107,473.38
Partitions		\$73,541.86
Wall Finishes		\$56,509.56
10 Specialties	0.06%	\$1,161.16
Fittings		\$1,161.16
11 Equipment	6.02%	\$123,970.00
Other Equipment		\$123,970.00
13 Special Construction	4.56%	\$93,913.20
Communications & Security		\$42,276.54
Sprinklers		\$51,636.66
15 Mechanical	18.80%	\$387,256.10
Cooling Generating Systems		\$124,801.60
Domestic Water Dist		\$63,756.00
Plumbing Fixtures		\$198,698.50
16 Electrical	6.66%	\$137,187.05
Electrical Service & Distribution		\$137,187.05
19 FF&E	11.17%	\$230,000.00
Interior FF&E allowance		\$230,000.00
Total Raw Cost	100.00%	\$2,059,881.91

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$11,329.35
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$205,988.19

Total Additional Hard Cost **\$217,317.54**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$113,859.97
SIOH Conus	6.50%	\$155,418.86
Design	10.00%	\$227,719.95
08 MYr Inflation Fct	9.93%	\$275,477.88
Total Soft Cost		\$772,476.66
Total Project Cost for Replacement		\$3,049,676.11

**INSERT BUILDING 305 FLOOR PLANS HERE
(EXISTING AND RENOVATION)**



Bldg. 308

Building 0308

Building 308 was constructed in 1969. The building has 87,195 square feet and has 200 lodging units functioning as 100 standard rooms and 100 extended stay units.

The replacement cost model is based on 200 extended stay units. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Condition Assessment & Renovation Cost	\$4,248,555.00
Replacement Cost	\$14,557,570.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	29.18%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 308 is recommended.

Attributes

01.Number of Units Constructed	200
02.Number of Units Used	200
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	100
05.Single Room w/ Full Kitchen	100
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	100
11.Operating as Extended Stay	100
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	200
15.Renovated to Family Suite	0
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: FF&E items are beyond expected useful life
- Recommendation: The fixtures and furnishings should be replaced within the next five years.

Foundations

Standard Foundations

- Analysis: Building foundation is reinforced concrete with no visible sign of failure.
- Recommendation: No work reequired.

Slab on Grade

- Analysis: Slab on grade concrete is in good condition.
- Recommendation: No work required.

Superstructure

Floor Construction

- Analysis: Floor slab construction is poured concrete in good condition.
- Recommendation: No work required.

Roof Construction

- Analysis: Poured concrete slab, and in good condition.
- Recommendation: No work required.

Exterior Enclosure

Exterior Walls

- Analysis: CMU construction with brick veneer, in good condition.
- Recommendation: No work required.

Exterior Windows

- Analysis: Exterior windows are single pane, as well as being energy inefficient, and are beyond their useful life.
- Recommendation: Replace all windows with thermal pane units.

Exterior Doors

- Analysis: Main entry door area is aluminum and glass. Auxiliary doors such as stairs to on grade exits, and door to roof are hollow metal, and in good condition.
- Recommendation: No work required

Roofing

Roof Coverings

- Analysis: Roof covering over main building is EPDM ballasted, which was installed in approximately 1995, and appears to be in good condition..

Roof covering over single story dining area appears to be older (age unknown) and not in good condition.

This portion of the roof needs insulation substrate repair/ replacement, and adhered EPDM membrane over entire area replaced.

- Recommendation: Replace roofing and flashings.

Interior Construction

Partitions

- Analysis: CMU walls in good condition.
- Recommendation: No work required.

Interior Doors

- Analysis: Interior of building, unit entry doors are in good condition.
- Recommendation: No work required.

Fittings

- Analysis: Interior of building, unit entry door hardware is in good condition.
- Recommendation: No work required.

Stairs

Stair Construction

- Analysis: Stair construction is concrete and in good condition
- Recommendation: No work required.

Interior Finishes

Wall Finishes

- Analysis: Vinyl wall coverings on CMU walls, are beyond useful life.
- Recommendation: Replace vinyl wall coverings.

Floor Finishes

- Analysis: Carpet is beyond useful life.
- Sheet vinyl flooring at kitchen area is beyond useful life
- Recommendation: Replace Carpet.
- Replace sheet vinyl flooring.

Ceiling Finishes

- Analysis: Paint on the ceilings is failing, and needs to be refinished.
- Recommendation: Prepare, prime, and repaint ceilings.

Conveying

Elevators and Lifts

- Analysis: Elevators (2), are beyond expected useful life
- Recommendation: Replace both elevators, bringing them up to date

Plumbing

Plumbing Fixtures

- Analysis: Water closets are beyond expected useful life. Sinks and vanities are beyond expected useful life.

- Recommendation: Replace floor mounted water closets. Replace bathroom sinks and vanities.

Domestic Water Distribution

- Analysis: System appears to be in good condition
- Recommendation: No work required

HVAC

Cooling Generating Systems

- Analysis: Rooms have 2 pipe fan coil units which do not meet the lodging standard.

- Recommendation: Install PTAC units in all rooms at exterior walls.

Fire Protection

Sprinklers

- Analysis: Building is fully sprinkled and in good condition.
- Recommendation: No work required.

Electrical

Electrical Service/Distribution

- Analysis: Corridor lighting fixtures are beyond expected useful life.

1x1 light fixtures in guest room are beyond expected useful life.

Bathroom light fixtures are beyond expected useful life.

- Recommendation: Replace fixtures with energy efficient fixtures

Communications and Security

- Analysis: Building fire alarm system is in good condition
- Recommendation: No work required.

Equipment

Other Equipment

- Analysis: Kitchen range, refrigerator, and kitchen cabinets are not installed in 100 units, and need to be added to bring the building into line with the new design mix.

- Recommendation: Add 100 kitchens including cabinets, sink, range and refrigerator

Site Preparation

Site Earthwork

- Analysis: The surrounding site is in good condition
- Recommendation: No work required.

Site Improvements

Parking Lots

- Analysis: Parking lot is in good condition
- Recommendation: No work required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is adequate and in good condition.
- Recommendation: No work required

Major Functional Criteria

- **Major Functional Criteria Analysis**

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

- **Back-of-House Spaces**

Administration Offices

Administrative area is not consolidated and includes 6 original guest rooms. Renovation Recommendation:

Recommend leaving functions as it is currently operating.

When the new Main Lodging Facility building is constructed as part of the future phase of the Wellness recommendation, this function will be added to that structure.

Administrative Conference Room

Does not exist.

Renovation Recommendation: Recommend not adding functions to this building. When the new Main Lodging Facility building is constructed as part of the future phase of the Wellness recommendation, this function will be added to that structure.

In House Laundry, Office, Staff Toilets, Break Room, Maintenance

Does not exist.

Renovation Recommendation: Recommend not adding functions to this building. When the new Main Lodging Facility building is constructed as part of the future phase of the Wellness recommendation, this function will be added to that structure.

- **Extended Stay Guest Room**

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

Room Size and Configuration: The 100 of the 200 rooms do not meet the configuration requirements.

Recommendation: Included in the Condition Assessment Cost is an estimate to renovate 100 rooms to extended stay rooms.

- **Public Spaces**

Public Corridors

Corridors are only 5' wide, standard is 6' wide.

Renovation Recommendation: Leave corridor width as is. It is felt this deficit is not critical to the intent of the standard and is not included in the Condition Assessment or

Renovation cost.

Muti Purpose Room

Does not exist.

Renovation Recommendation: Recommend not adding space to this building. When the new Main Lodging Facility building is constructed as part of the future phase of the Wellness recommendation, this function will be added to that structure.

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
07 Thermal & Moisture Protection	0.82%	\$20,651.40
Single Ply Roof: Damaged or Failing		\$20,651.40
08 Doors & Windows	3.63%	\$91,228.96
Al. Windows - Beyond Useful Life		\$91,228.96
09 Finishes	15.77%	\$396,696.35
Carpet: Beyond Useful Life		\$161,090.50
Interior ceilings: Paint Failing		\$35,639.85
Interior walls: Paint failing		\$1,635.48
Sheet Vinyl: Beyond Useful Life		\$11,189.02
Vinyl Wall Covering: Beyond expected useful life		\$187,141.50
11 Equipment	10.72%	\$269,577.00
Unit Kitchen: Beyond Useful Life		\$269,577.00
14 Conveying Systems	6.77%	\$170,254.70
Elevator: Beyond expected useful life		\$170,254.70
15 Mechanical	19.95%	\$501,701.20
PTAC: Missing or inadequate		\$230,106.80
Sink & vanity: Replace due to remodel		\$118,995.80
Water closet: Beyond expected useful life		\$152,598.60
16 Electrical	2.60%	\$65,309.09
Fixtures, fluorescent: Beyond expected useful life		\$1,039.83
Fixtures, fluorescent: Damaged or failing		\$38,145.80
Fixtures, fluorescent: Missing or inadequate		\$1,386.44
Main service: Beyond expected useful life		\$24,737.02
19 FF&E	39.75%	\$1,000,000.00
Hard and soft goods: Beyond expected useful life		\$1,000,000.00
Total Raw Cost	100.00%	\$2,515,419.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$13,834.80
Force Protection	9.00%	\$250,271.61
General Conditions	10.00%	\$251,541.90
Total Additional Hard Cost		\$515,648.32

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$303,106.73
SIOH Conus	6.50%	\$216,721.31
Design	10.00%	\$303,106.73

08 MYr Inflation Fct	9.93%	\$382,702.41
Total Soft Cost		\$1,205,637.18
Total Project		\$4,236,704.50

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	13.13%	\$924.00
Interior Doors		\$924.00
09 Finishes	64.41%	\$4,532.22
Floor Finishes		\$997.92
Partitions		\$2,661.12
Wall Finishes		\$873.18
13 Special Construction	13.00%	\$915.09
Communications & Security		\$249.81
Sprinklers		\$665.28
16 Electrical	9.45%	\$665.28
Electrical Service & Distribution		\$665.28
Total Raw Cost	100.00%	\$7,036.59

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$38.70
Force Protection	9.00%	\$700.11
General Conditions	10.00%	\$703.66
Total Additional Hard Cost		\$1,442.47

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$847.91
SIOH Conus	6.50%	\$606.25
Design	10.00%	\$847.91
08 MYr Inflation Fct	9.93%	\$1,070.57
Total Soft Cost		\$3,372.63
Total Project Cost for Renovation		\$11,851.69

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	2.34%	\$230,436.32
Parking Lots		\$129,329.20
Site Earthwork		\$101,107.12
03 Concrete	25.10%	\$2,468,285.45
Floor Construction		\$1,928,634.80
Slab on Grade		\$74,851.70
Stair Construction		\$90,552.00
Standard Foundations		\$374,246.95
04 Masonry	3.62%	\$356,243.12
Exterior Walls		\$356,243.12
07 Thermal & Moisture Protection	3.93%	\$386,138.09
Roof Construction		\$202,276.31
Roof Coverings		\$183,861.79
08 Doors & Windows	8.31%	\$816,648.91
Exterior Doors		\$21,656.25
Exterior Windows		\$628,320.00
Interior Doors		\$166,672.66
09 Finishes	12.66%	\$1,245,229.65
Ceiling Finishes		\$191,513.83
Floor Finishes		\$470,990.16
Partitions		\$327,664.33
Wall Finishes		\$255,061.33
10 Specialties	0.03%	\$2,609.92
Fittings		\$2,609.92
11 Equipment	5.48%	\$539,000.00
Other Equipment		\$539,000.00
13 Special Construction	4.58%	\$450,593.33
Communications & Security		\$202,841.85
Sprinklers		\$247,751.48
14 Conveying Systems	1.68%	\$165,396.00
Elevators and Lifts		\$165,396.00
15 Mechanical	15.49%	\$1,523,292.54
Cooling Generating Systems		\$598,795.12
Domestic Water Dist		\$277,200.00
Plumbing Fixtures		\$647,297.42
16 Electrical	6.60%	\$648,932.52
Electrical Service & Distribution		\$643,862.07
Site Lighting		\$5,070.45
19 FF&E	10.17%	\$1,000,000.00
Interior FF&E allowance		\$1,000,000.00
Total Raw Cost	100.00%	\$9,832,805.85

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$54,080.43
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$983,280.59
Total Additional Hard Cost		\$1,037,361.02

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$543,508.34
SIOH Conus	6.50%	\$741,888.89
Design	10.00%	\$1,087,016.69
08 MYr Inflation Fct	9.93%	\$1,314,988.27
Total Soft Cost		\$3,687,402.19
Total Project Cost for Replacement		\$14,557,569.06

INSERT BUILDING 308 FLOOR PLANS HERE



Bldg. 310

Building 0310

Building 310 was constructed in 1964. The building has 18,133 square feet and contains 40 lodging units; 8 functioning as family suites and 32 functioning as extended stay units.

Significant Assumptions

The replacement cost model is based on 38 extended stay units.

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

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Condition Assessment & Renovation Cost	\$1,062,605.00
Replacement Cost	\$2,557,280.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	41.55%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 310 is recommended.

Attributes

01.Number of Units Constructed	40
02.Number of Units Used	40
03.Back of House Function	No
04.Single Room w/o FullKitchen	32
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	8
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	32
12.Operating as Family Suite	8
13.Renovated to Standard	0
14.Renovated to Extended Stay	38
15.Renovated to Family Suite	0
16.Delta renovation	-2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Bed, Headboard, nightstand, recliner, (2) tables with chairs, 3 lamps, (1) dresser, (1) TV, and (1) TV cabinet are beyond expected useful life
- Recommendation: Replace all furnishings

Foundations

Standard Foundations

- Analysis: Foundation is poured concrete, and appears to be in good condition
- Recommendation: No work required.

Slab on Grade

- Analysis: Slab on grade concrete is sound, and appears to be in good condition.
- Recommendation: No work Required

Superstructure

Floor Construction

- Analysis: Elevated slab is concrete slab construction
- Recommendation: No work required.

Roof Construction

- Analysis: Gutters are damaged or failing
- Recommendation: Replace gutters

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are brick and are in good condition
- Recommendation: No work required.

Exterior Windows

- Analysis: Exterior windows are double hung single pane, as well as being energy inefficient, and are beyond their useful life.
- Recommendation: Replace all windows with thermal pane units.

Exterior Doors

- Analysis: Exterior hollow metal doors are beyond expected useful life
- Recommendation: Replace all exterior hollow metal doors and frames with new hollow metal doors and frames, including the associated hardware.

Roofing

Roof Coverings

- Analysis: Roof covering is adhered EPDM, and appears to be in good to fair condition..
Roof needs insulation substrate repair/ replacement, and adhered EPDM membrane over entire area replaced.
- Recommendation: Replace insulation substrate, EPDM membrane and flashings.

Interior Construction

Partitions

- Analysis: Interior partition walls are in good condition
- Recommendation: No work required.

Interior Doors

- Analysis: Interior doors are in good condition
- Recommendation: No work required.

Fittings

- Analysis: Interior door hardware is in good condition
- Recommendation: No work required.

Stairs

Stair Construction

- Analysis: Stair construction is concrete and in good condition.
- Recommendation: No work required.

Interior Finishes

Wall Finishes

- Analysis: Interior partition wall finishes are in fair condition.
Vinyl wall coverings are beyond expected useful life.
- Recommendation: Prepare, prime and repaint.
Replace vinyl wall coverings

Floor Finishes

- Analysis: Carpet is beyond useful life.
- Recommendation: Replace carpet areas.

Ceiling Finishes

- Analysis: Paint on the ceilings is failing, and needs to be refinished.
- Recommendation: Prepare, prime, and repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: All bathroom fixtures appear to be reaching the end of their useful life, and are in fair condition.
- Recommendation: Replace water closet, and the sink and vanity in all units.

Domestic Water Distribution

- Analysis: system appears to be in good condition
- Recommendation: No work required.

HVAC

Cooling Generating Systems

- Analysis: PTAC units currently exist in all units
- Recommendation: No work required.

Fire Protection

Sprinklers

- Analysis: Building currently does not have a Sprinkler system
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Bathroom light fixtures are beyond expected useful life
- Recommendation: Replace light fixtures with energy efficient light fixtures.

Communications and Security

- Analysis: Building fire alarm system is in good condition
- Recommendation: No work required.

Equipment

Other Equipment

- Analysis: Guest washing machines (2) are beyond expected useful life.
- Recommendation: Replace washing machines

Site Preparation

Site Earthwork

- Analysis: Building site area is in good condition
- Recommendation: No work required.

Major Functional Criteria

Major Functional Criteria Analysis

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

- **Back-of-House Spaces**

Storage

Exists. Not a standard for a secondary facility.

Renovation Recommendation: Will be removed as part of renovation to this building.

House Keeping, Clean and Dirty Linen Room

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

- **Extended Stay Guest Room**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits.

Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: There are 7 units operating as family suites that do not meet size and configuration requirements.

Recommendation: Remove wall to create 370 square foot extended stay room.

- **Public Spaces**

Vending, Phones, Bell Cart, Study Rooms

Do not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	4.37%	\$24,253.08
Gutters: Damaged or Failing		\$6,183.10
Single Ply Roof: Damaged or Failing		\$18,069.98
08 Doors & Windows	11.84%	\$65,745.15
Al. Windows - Beyond Useful Life		\$28,524.11
Exterior Steel Door - Beyond expected useful life		\$37,221.04
09 Finishes	16.27%	\$90,339.56
Carpet: Beyond Useful Life		\$28,468.06
Interior ceilings: Paint Failing		\$7,214.29
Interior wall: Missing or inadequate		\$12,480.00
Interior walls: Paint failing		\$2,053.43
Vinyl Wall Covering: Beyond expected useful life		\$40,123.78
11 Equipment	10.40%	\$57,765.40
Unit Kitchen: Beyond Useful Life		\$53,915.40
Washing Machine: Beyond expected useful life.		\$3,850.00
13 Special Construction	9.96%	\$55,322.95
Fire Sprinklers: Missing or Inadequate		\$55,322.95
15 Mechanical	9.78%	\$54,318.88
Sink & vanity: Replace due to remodel		\$23,799.16
Water closet: Replace due to remodel		\$30,519.72
16 Electrical	1.37%	\$7,629.16
Fixtures, fluorescent: Beyond expected useful life		\$7,629.16
19 FF&E	36.01%	\$200,000.00
Hard and soft goods: Beyond expected useful life		\$200,000.00
Total Raw Cost	100.00%	\$555,374.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,054.56
Force Protection	9.00%	\$55,256.94
General Conditions	10.00%	\$55,537.40
Total Additional Hard Cost		\$113,848.89

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$66,922.29
SIOH Conus	6.50%	\$47,849.44
Design	10.00%	\$66,922.29
08 MYr Inflation Fct	9.93%	\$84,496.05
Total Soft Cost		\$266,190.06

Total Project

\$935,412.96

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	4.89%	\$3,696.00
Interior Doors		\$3,696.00
09 Finishes	58.22%	\$43,960.84
Ceiling Finishes		\$1,478.40
Floor Finishes		\$10,843.14
Partitions		\$21,101.08
Wall Finishes		\$10,538.22
11 Equipment	5.03%	\$3,799.57
Commercial Equipment		\$2,329.25
Other Equipment		\$1,470.32
13 Special Construction	12.12%	\$9,150.93
Communications & Security		\$2,498.13
Sprinklers		\$6,652.80
15 Mechanical	10.93%	\$8,254.40
Plumbing Fixtures		\$8,254.40
16 Electrical	8.81%	\$6,652.80
Electrical Service & Distribution		\$6,652.80
Total Raw Cost	100.00%	\$75,514.53

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$415.33
Force Protection	9.00%	\$7,513.32
General Conditions	10.00%	\$7,551.45
Total Additional Hard Cost		\$15,480.10

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$9,099.46
SIOH Conus	6.50%	\$6,506.12
Design	10.00%	\$9,099.46
08 MYr Inflation Fct	9.93%	\$11,488.98
Total Soft Cost		\$36,194.02
Total Project Cost for Renovation		\$127,188.65

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	2.57%	\$44,421.11
Site Earthwork		\$44,421.11
03 Concrete	14.52%	\$250,809.25
Floor Construction		\$146,570.50
Slab on Grade		\$32,859.75
Stair Construction		\$5,659.50
Standard Foundations		\$65,719.50
04 Masonry	5.20%	\$89,825.97
Exterior Walls		\$89,825.97
07 Thermal & Moisture Protection	6.81%	\$117,615.11
Roof Construction		\$36,582.84
Roof Coverings		\$81,032.26
08 Doors & Windows	9.57%	\$165,296.67
Exterior Doors		\$7,565.25
Exterior Windows		\$129,360.00
Interior Doors		\$28,371.42
09 Finishes	13.51%	\$233,352.45
Ceiling Finishes		\$36,145.42
Floor Finishes		\$88,913.24
Partitions		\$61,406.39
Wall Finishes		\$46,887.39
10 Specialties	0.07%	\$1,161.16
Fittings		\$1,161.16
11 Equipment	5.93%	\$102,410.00
Other Equipment		\$102,410.00
13 Special Construction	4.58%	\$79,126.28
Communications & Security		\$35,619.97
Sprinklers		\$43,506.31
15 Mechanical	19.60%	\$338,499.70
Cooling Generating Systems		\$105,151.20
Domestic Water Dist		\$52,668.00
Plumbing Fixtures		\$180,680.50
16 Electrical	6.65%	\$114,780.05
Electrical Service & Distribution		\$114,780.05
19 FF&E	11.00%	\$190,000.00
Interior FF&E allowance		\$190,000.00
Total Raw Cost	100.00%	\$1,727,297.74

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,500.14
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$172,729.77

Total Additional Hard Cost **\$182,229.91**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$95,476.38
SIOH Conus	6.50%	\$130,325.26
Design	10.00%	\$190,952.77
08 MYr Inflation Fct	9.93%	\$230,999.81
Total Soft Cost		\$647,754.22
Total Project Cost for Replacement		\$2,557,281.87

**INSERT BUILDING 310 FLOOR PLANS HERE
(EXISTING AND RENOVATION)**



Bldg. 0312

Building 0312

Building 312 was constructed in 1964. The building has 18,133 square feet and contains 40 lodging unit; 8 functioning as family suites and 32 functioning as extended stay units.

Significant Assumptions

The replacement cost model is based on 38 extended stay units.

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

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Condition Assessment & Renovation Cost	\$1,148,045.00
Replacement Cost	\$2,557,280.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	44.89%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 312 is recommended.

Attributes

01.Number of Units Constructed	40
02.Number of Units Used	40
03.Back of House Function	No
04.Single Room w/o FullKitchen	20
05.Single Room w/ Full Kitchen	20
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	20
11.Operating as Extended Stay	20
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	38
15.Renovated to Family Suite	0
16.Delta renovation	-2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Bed, Headboard, nightstand, recliner, (2) tables with chairs, 3 lamps, (1) dresser, (1) TV, and (1) TV cabinet are beyond expected useful life
- Recommendation: Replace all furnishings

Foundations

Standard Foundations

- Analysis: Foundation is poured concrete, and appears to be in good condition
- Recommendation: No work required.

Slab on Grade

- Analysis: Slab on grade concrete is sound, and appears to be in good condition.
- Recommendation: No work Required

Superstructure

Floor Construction

- Analysis: Elevated slab is concrete slab construction
- Recommendation: No work required.

Roof Construction

- Analysis: Gutters are damaged or failing
- Recommendation: Replace gutters

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are brick and are in good condition
- Recommendation: No work required.

Exterior Windows

- Analysis: Exterior windows are double hung single pane, as well as being energy inefficient, and are beyond their useful life.
- Recommendation: Replace all windows with thermal pane units.

Exterior Doors

- Analysis: Exterior hollow metal doors are beyond expected useful life
- Recommendation: Replace all exterior hollow metal doors and frames with new hollow metal doors and frames, including the associated hardware.

Roofing

Roof Coverings

- Analysis: Roof covering is adhered EPDM, and appears to be in good to fair condition..
Roof needs insulation substrate repair/ replacement, and adhered EPDM membrane over entire area replaced.
- Recommendation: Replace insulation substrate, EPDM membrane and flashings.

Interior Construction

Partitions

- Analysis: Interior partition walls are in good condition
- Recommendation: No work required.

Interior Doors

- Analysis: Interior doors are in good condition
- Recommendation: No work required.

Fittings

- Analysis: Interior door hardware is in good condition
- Recommendation: No work required.

Stairs

Stair Construction

- Analysis: Stair construction is concrete and in good condition.
- Recommendation: No work required.

Interior Finishes

Wall Finishes

- Analysis: Interior partition wall finishes are in fair condition.
Vinyl wall coverings are beyond expected useful life
- Recommendation: Prepare, prime and repaint
Replace vinyl wall coverings

Floor Finishes

- Analysis: Carpet is beyond useful life.
Sheetvinyl flooring at kitchen area is beyond useful life.
- Recommendation: Replace carpet areas.
Replace sheetvinyl flooring.

Ceiling Finishes

- Analysis: Paint on the ceilings is failing, and needs to be refinished.
- Recommendation: Prepare, prime, and repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: All bathroom fixtures appear to be reaching the end of their useful life, and are in fair condition.
- Recommendation: Replace water closet, and the sink and vanity in all units.

Domestic Water Distribution

- Analysis: System appears to be in good condition
- Recommendation: No work required.

HVAC

Cooling Generating Systems

- Analysis: PTAC units currently exist in all units
- Recommendation: No work required.

Fire Protection

Sprinklers

- Analysis: Building currently does not have a Sprinkler system
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Bathroom light fixtures are beyond expected useful life
- Recommendation: Replace light fixtures with energy efficient light fixtures.

Communications and Security

- Analysis: Building fire alarm system is in good condition
- Recommendation: No work required.

Equipment

Other Equipment

- Analysis: Guest washing machines (2) are beyond expected useful life.
- Recommendation: Replace washing machines

Site Preparation

Site Earthwork

- Analysis: Building site area is in good condition
- Recommendation: No work required.

Major Functional Criteria

Major Functional Criteria Analysis

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

- **Back-of-House Spaces**

Storage

Exists. Not a standard for a secondary facility.

Renovation Recommendation: Will be removed as part of renovation to this building.

House Keeping, Break Room and Staff Toilets, Clean and Dirty Linen Room

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building

- **Extended Stay Guest Room**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits.

Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: There are 6 units operating as family suites that do not meet size and configuration requirements.

Recommendation: Remove wall to create 370 square foot extended stay room.

- **Public Spaces**

Vending, Phones, Bell Cart, Study Rooms

Do not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	4.00%	\$24,253.08
Gutters: Damaged or Failing		\$6,183.10
Single Ply Roof: Damaged or Failing		\$18,069.98
08 Doors & Windows	10.85%	\$65,745.15
Al. Windows - Beyond Useful Life		\$28,524.11
Exterior Steel Door - Beyond expected useful life		\$37,221.04
09 Finishes	15.44%	\$93,611.83
Carpet: Beyond Useful Life		\$28,468.06
Interior ceilings: Paint Failing		\$7,217.92
Interior wall: Missing or inadequate		\$12,480.00
Interior walls: Paint failing		\$2,038.89
Sheet Vinyl: Beyond Useful Life		\$3,283.18
Vinyl Wall Covering: Beyond expected useful life		\$40,123.78
11 Equipment	9.21%	\$55,840.40
Unit Kitchen: Beyond Useful Life		\$53,915.40
Washing Machine: Beyond expected useful life.		\$1,925.00
13 Special Construction	9.13%	\$55,322.95
Fire Sprinklers: Missing or Inadequate		\$55,322.95
15 Mechanical	17.11%	\$103,700.57
Restroom exhaust: Missing or inadequate		\$49,381.69
Sink & vanity: Replace due to remodel		\$23,799.16
Water closet: Replace due to remodel		\$30,519.72
16 Electrical	1.26%	\$7,629.16
Fixtures, fluorescent: Beyond expected useful life		\$7,629.16
19 FF&E	33.00%	\$200,000.00
Hard and soft goods: Beyond expected useful life		\$200,000.00
Total Raw Cost	100.00%	\$606,103.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,333.57
Force Protection	9.00%	\$60,304.22
General Conditions	10.00%	\$60,610.30
Total Additional Hard Cost		\$124,248.08

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$73,035.11
SIOH Conus	6.50%	\$52,220.10
Design	10.00%	\$73,035.11

08 MYr Inflation Fct	9.93%	\$92,214.09
Total Soft Cost		\$290,504.41
Total Project		\$1,020,855.50

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	4.89%	\$3,696.00
Interior Doors		\$3,696.00
09 Finishes	58.22%	\$43,960.84
Ceiling Finishes		\$1,478.40
Floor Finishes		\$10,843.14
Partitions		\$21,101.08
Wall Finishes		\$10,538.22
11 Equipment	5.03%	\$3,799.57
Commercial Equipment		\$2,329.25
Other Equipment		\$1,470.32
13 Special Construction	12.12%	\$9,150.93
Communications & Security		\$2,498.13
Sprinklers		\$6,652.80
15 Mechanical	10.93%	\$8,254.40
Plumbing Fixtures		\$8,254.40
16 Electrical	8.81%	\$6,652.80
Electrical Service & Distribution		\$6,652.80
Total Raw Cost	100.00%	\$75,514.53

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$415.33
Force Protection	9.00%	\$7,513.32
General Conditions	10.00%	\$7,551.45
Total Additional Hard Cost		\$15,480.10

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$9,099.46
SIOH Conus	6.50%	\$6,506.12
Design	10.00%	\$9,099.46
08 MYr Inflation Fct	9.93%	\$11,488.98
Total Soft Cost		\$36,194.02
Total Project Cost for Renovation		\$127,188.65

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	2.57%	\$44,421.11
Site Earthwork		\$44,421.11
03 Concrete	14.52%	\$250,809.25
Floor Construction		\$146,570.50
Slab on Grade		\$32,859.75
Stair Construction		\$5,659.50
Standard Foundations		\$65,719.50
04 Masonry	5.20%	\$89,825.97
Exterior Walls		\$89,825.97
07 Thermal & Moisture Protection	6.81%	\$117,615.11
Roof Construction		\$36,582.84
Roof Coverings		\$81,032.26
08 Doors & Windows	9.57%	\$165,296.67
Exterior Doors		\$7,565.25
Exterior Windows		\$129,360.00
Interior Doors		\$28,371.42
09 Finishes	13.51%	\$233,352.45
Ceiling Finishes		\$36,145.42
Floor Finishes		\$88,913.24
Partitions		\$61,406.39
Wall Finishes		\$46,887.39
10 Specialties	0.07%	\$1,161.16
Fittings		\$1,161.16
11 Equipment	5.93%	\$102,410.00
Other Equipment		\$102,410.00
13 Special Construction	4.58%	\$79,126.28
Communications & Security		\$35,619.97
Sprinklers		\$43,506.31
15 Mechanical	19.60%	\$338,499.70
Cooling Generating Systems		\$105,151.20
Domestic Water Dist		\$52,668.00
Plumbing Fixtures		\$180,680.50
16 Electrical	6.65%	\$114,780.05
Electrical Service & Distribution		\$114,780.05
19 FF&E	11.00%	\$190,000.00
Interior FF&E allowance		\$190,000.00
Total Raw Cost	100.00%	\$1,727,297.74

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,500.14
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$172,729.77

Total Additional Hard Cost **\$182,229.91**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$95,476.38
SIOH Conus	6.50%	\$130,325.26
Design	10.00%	\$190,952.77
08 MYr Inflation Fct	9.93%	\$230,999.81
Total Soft Cost		\$647,754.22
Total Project Cost for Replacement		\$2,557,281.87

**INSERT BUILDING 312 FLOOR PLANS HERE
(EXISTING AND RENOVATION)**



Bldg. 0313

Building 0313

Building 313 was constructed in 1965. The building has 18,133 square feet and contains 40 lodging units; 8 functioning as family suites and 32 functioning as extended stay units.

Significant Assumptions

The replacement and renovation cost models are based on 25 family suites.

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

The renovation cost includes all condition assessment costs.

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Renovation Cost	\$1,793,380.00
Replacement Cost	\$2,316,105.00
Renovation to Replacement Cost Ratio	77.43%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 313 is not recommended.

Attributes

01.Number of Units Constructed	40
02.Number of Units Used	40
03.Back of House Function	N/A
04.Single Room w/o FullKitchen	20
05.Single Room w/ Full Kitchen	20
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	20
11.Operating as Extended Stay	20
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	25
16.Delta renovation	-15

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Bed, Headboard, nightstand, recliner, (2) tables with chairs, 3 lamps, (1) dresser, (1) TV, and (1) TV cabinet are beyond expected useful life
- Recommendation: Replace all furnishings

Foundations

Standard Foundations

- Analysis: Foundation is poured concrete, and appears to be in good condition
- Recommendation: No work required.

Slab on Grade

- Analysis: Slab on grade concrete is sound, and appears to be in good condition.
- Recommendation: No work required

Superstructure

Floor Construction

- Analysis: Elevated slab is concrete slab construction
- Recommendation: No work required

Roof Construction

- Analysis: Gutters are damaged or failing
- Recommendation: Replace gutters

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are brick and are in good condition
- Recommendation: No work required

Exterior Windows

- Analysis: Exterior windows are double hung single pane, as well as being energy inefficient, and are beyond their useful life.
- Recommendation: Replace all windows with thermal pane units

Exterior Doors

- Analysis: Exterior hollow metal doors are beyond expected useful life
- Recommendation: Replace all exterior hollow metal doors and frames with new hollow metal doors and frames, including the associated hardware.

Roofing

Roof Coverings

- Analysis: Roof covering is adhered EPDM, and appears to be in good to fair condition. Roof needs insulation substrate repair/ replacement, and adhered EPDM membrane over entire area replaced.
- Recommendation: Replace insulation substrate, EPDM membrane and flashings.

Interior Construction

Partitions

- Analysis: Interior partition walls are in good condition
- Recommendation: No work required

Interior Doors

- Analysis: Interior doors are in good condition
- Recommendation: No work required

Fittings

- Analysis: Interior door hardware is in good condition
- Recommendation: No work required

Stairs

Stair Construction

- Analysis: Stair construction is concrete and in good condition
- Recommendation: No work required

Interior Finishes

Wall Finishes

- Analysis: Interior partition wall finishes are in fair condition. Vinyl wall coverings are beyond expected useful life
- Recommendation: Prepare, prime and repaint
Replace vinyl wall coverings

Floor Finishes

- Analysis: Carpet is beyond useful life. Sheetvinyl flooring at kitchen area is beyond useful life.
- Recommendation: Replace carpet areas.
Replace sheetvinyl flooring.

Ceiling Finishes

- Analysis: Paint on the ceilings is failing, and needs to be refinished.
- Recommendation: Prepare, prime, and repaint ceilings

Plumbing

Plumbing Fixtures

- Analysis: All bathroom fixtures appear to be reaching the end of their useful life, and are in fair condition
- Recommendation: Replace water closet, and the sink and vanity in all units.

Domestic Water Distribution

- Analysis: System appears to be in good condition
- Recommendation: No work required

HVAC

Cooling Generating Systems

- Analysis: PTAC units currently exist in all units
- Recommendation: No work required

Fire Protection

Sprinklers

- Analysis: Building currently does not have a Sprinkler system
- Recommendation: Install a sprinkler system

Electrical

Electrical Service/Distribution

- Analysis: Bathroom light fixtures are beyond expected useful life
- Recommendation: Replace light fixtures with energy efficient light fixtures.

Communications and Security

- Analysis: Building fire alarm system is in good condition
- Recommendation: No work required

Equipment

Other Equipment

- Analysis: Guest washing machines (2) are beyond expected useful life.
- Recommendation: Replace washing machines

Site Preparation

Site Earthwork

- Analysis: Building site area is in good condition
- Recommendation: No work required

Major Functional Criteria

Major Functional Criteria Analysis

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

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 308, and are not included in this building.

- **Family Guest Suite**

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

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

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 25 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 308, and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	4.95%	\$24,253.08
Gutters: Damaged or Failing		\$6,183.10
Single Ply Roof: Damaged or Failing		\$18,069.98
08 Doors & Windows	13.41%	\$65,745.15
Al. Windows - Beyond Useful Life		\$28,524.11
Exterior Steel Door - Beyond expected useful life		\$37,221.04
09 Finishes	16.55%	\$81,131.83
Carpet: Beyond Useful Life		\$28,468.06
Interior ceilings: Paint Failing		\$7,217.92
Interior walls: Paint failing		\$2,038.89
Sheet Vinyl: Beyond Useful Life		\$3,283.18
Vinyl Wall Covering: Beyond expected useful life		\$40,123.78
11 Equipment	0.39%	\$1,925.00
Washing Machine: Beyond expected useful life.		\$1,925.00
13 Special Construction	11.28%	\$55,322.95
Fire Sprinklers: Missing or Inadequate		\$55,322.95
15 Mechanical	11.08%	\$54,318.88
Sink & vanity: Replace due to remodel		\$23,799.16
Water closet: Replace due to remodel		\$30,519.72
16 Electrical	1.56%	\$7,629.16
Fixtures, fluorescent: Beyond expected useful life		\$7,629.16
19 FF&E	40.79%	\$200,000.00
Hard and soft goods: Beyond expected useful life		\$200,000.00
Total Raw Cost	100.00%	\$490,326.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,696.79
Force Protection	9.00%	\$48,784.99
General Conditions	10.00%	\$49,032.60
Total Additional Hard Cost		\$100,514.38

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$59,084.04
SIOH Conus	6.50%	\$42,245.09
Design	10.00%	\$59,084.04
08 MYr Inflation Fct	9.93%	\$74,599.48
Total Soft Cost		\$235,012.64

Total Project

\$825,853.02

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	0.53%	\$5,659.50
Stair Construction		\$5,659.50
07 Thermal & Moisture Protection	3.09%	\$32,898.97
Roof Construction		\$17,799.94
Roof Coverings		\$15,099.04
08 Doors & Windows	11.38%	\$121,163.35
Exterior Doors		\$4,747.05
Exterior Windows		\$89,320.00
Interior Doors		\$27,096.30
09 Finishes	27.23%	\$289,956.38
Ceiling Finishes		\$52,936.54
Floor Finishes		\$67,272.11
Partitions		\$64,802.89
Wall Finishes		\$104,944.84
11 Equipment	6.33%	\$67,375.00
Other Equipment		\$67,375.00
13 Special Construction	7.89%	\$84,053.71
Communications & Security		\$37,838.13
Sprinklers		\$46,215.58
15 Mechanical	20.66%	\$219,980.53
Cooling Generating Systems		\$111,699.28
Domestic Water Dist		\$51,975.00
Plumbing Fixtures		\$56,306.25
16 Electrical	11.15%	\$118,680.49
Electrical Service & Distribution		\$118,680.49
19 FF&E	11.74%	\$125,000.00
Interior FF&E allowance		\$125,000.00
Total Raw Cost	100.00%	\$1,064,767.93

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,856.22
Force Protection	9.00%	\$105,939.08
General Conditions	10.00%	\$106,476.79
Total Additional Hard Cost		\$218,272.10

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$128,304.00
SIOH Conus	6.50%	\$91,737.36
Design	10.00%	\$128,304.00
08 MYr Inflation Fct	9.93%	\$161,996.57
Total Soft Cost		\$510,341.94

Total Project Cost for Renovation

\$1,793,381.96

Replacement

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

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.86%	\$44,722.56
Site Earthwork		\$44,722.56
03 Concrete	16.10%	\$251,889.13
Floor Construction		\$146,980.48
Slab on Grade		\$33,083.05
Stair Construction		\$5,659.50
Standard Foundations		\$66,166.10
04 Masonry	5.77%	\$90,232.42
Exterior Walls		\$90,232.42
07 Thermal & Moisture Protection	7.70%	\$120,507.76
Roof Construction		\$38,930.43
Roof Coverings		\$81,577.33
08 Doors & Windows	7.99%	\$124,937.89
Exterior Doors		\$7,565.25
Exterior Windows		\$89,320.00
Interior Doors		\$28,052.64
09 Finishes	14.97%	\$234,125.36
Ceiling Finishes		\$36,641.13
Floor Finishes		\$66,931.13
Partitions		\$69,465.31
Wall Finishes		\$61,087.80
10 Specialties	0.07%	\$1,161.16
Fittings		\$1,161.16
11 Equipment	4.31%	\$67,375.00
Other Equipment		\$67,375.00
13 Special Construction	5.09%	\$79,663.98
Communications & Security		\$35,862.03
Sprinklers		\$43,801.96
15 Mechanical	19.77%	\$309,242.01
Cooling Generating Systems		\$105,865.76
Domestic Water Dist		\$51,975.00
Plumbing Fixtures		\$151,401.25
16 Electrical	7.39%	\$115,539.27
Electrical Service & Distribution		\$115,539.27
19 FF&E	7.99%	\$125,000.00
Interior FF&E allowance		\$125,000.00
Total Raw Cost	100.00%	\$1,564,396.56

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,604.18
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$156,439.66

Total Additional Hard Cost **\$165,043.84**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$86,472.02
SIOH Conus	6.50%	\$118,034.31
Design	10.00%	\$172,944.04
08 MYr Inflation Fct	9.93%	\$209,214.25
Total Soft Cost		\$586,664.62
Total Project Cost for Replacement		\$2,316,105.01

**INSERT BUILDING 313 FLOOR PLANS HERE
(EXISTING AND RENOVATION)**



Bldg. 0314

Building 0314

Building 314 was constructed in 1965. The building has 18,133 square feet and contains 40 lodging units; 8 functioning as family suites and 32 functioning as extended stay units.

Significant Assumptions

The replacement cost model is based on 38 extended stay units.

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

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

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

All costs are adjusted by the Area Cost Factor of 77% for Ft Rucker.

Cost Analysis

Condition Assessment & Renovation Cost	\$1,064,870.00
Replacement Cost	\$2,557,280.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	41.64%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 314 is recommended.

Attributes

01.Number of Units Constructed	40
02.Number of Units Used	40
03.Back of House Function	No
04.Single Room w/o FullKitchen	20
05.Single Room w/ Full Kitchen	20
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	20
11.Operating as Extended Stay	20
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	38
15.Renovated to Family Suite	0
16.Delta renovation	-2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Bed, Headboard, nightstand, recliner, (2) tables with chairs, 3 lamps, (1) dresser, (1) TV, and (1) TV cabinet are beyond expected useful life
- Recommendation: Replace all furnishings

Foundations

Standard Foundations

- Analysis: Foundation is poured concrete, and appears to be in good condition
- Recommendation: No work required.

Slab on Grade

- Analysis: Slab on grade concrete is sound, and appears to be in good condition.
- Recommendation: No work Required

Superstructure

Floor Construction

- Analysis: Elevated slab is concrete slab construction
- Recommendation: No work required.

Roof Construction

- Analysis: Gutters are damaged or failing
- Recommendation: Replace gutters

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are brick and are in good condition
- Recommendation: No work required.

Exterior Windows

- Analysis: Exterior windows are double hung single pane, as well as being energy inefficient, and are beyond their useful life.
- Recommendation: Replace all windows with thermal pane units.

Exterior Doors

- Analysis: Exterior hollow metal doors are beyond expected useful life
- Recommendation: Replace all exterior hollow metal doors and frames with new hollow metal doors and frames, including the associated hardware.

Roofing

Roof Coverings

- Analysis: Roof covering is adhered EPDM, and appears to be in good to fair condition..
Roof needs insulation substrate repair/ replacement, and adhered EPDM membrane over entire area replaced.
- Recommendation: Replace insulation substrate, EPDM membrane and flashings.

Interior Construction

Partitions

- Analysis: Interior partition walls are in good condition
- Recommendation: No work required.

Interior Doors

- Analysis: Interior doors are in good condition
- Recommendation: No work required.

Fittings

- Analysis: Interior door hardware is in good condition
- Recommendation: No work required.

Stairs

Stair Construction

- Analysis: Stair construction is concrete and in good condition.
- Recommendation: No work required.

Interior Finishes

Wall Finishes

- Analysis: Interior partition wall finishes are in fair condition.
Vinyl wall coverings are beyond expected useful life
- Recommendation: Prepare, prime and repaint.
Replace vinyl wall coverings

Floor Finishes

- Analysis: Carpet is beyond useful life.
Sheetvinyl flooring at kitchen area is beyond useful life.
- Recommendation: Replace carpet areas.
Replace sheetvinyl flooring.

Ceiling Finishes

- Analysis: Paint on the ceilings is failing, and needs to be refinished.
- Recommendation: Prepare, prime, and repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: All bathroom fixtures appear to be reaching the end of their useful life, and are in fair condition.
- Recommendation: Replace water closet, and the sink and vanity in all units.

Domestic Water Distribution

- Analysis: system appears to be in good condition
- Recommendation: No work required.

HVAC

Cooling Generating Systems

- Analysis: PTAC units currently exist in all units
- Recommendation: No work required.

Fire Protection

Sprinklers

- Analysis: Building currently does not have a Sprinkler system
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Bathroom light fixtures are beyond expected useful life
- Recommendation: Replace light fixtures with energy efficient light fixtures.

Communications and Security

- Analysis: Building fire alarm system is in good condition
- Recommendation: No work required.

Equipment

Other Equipment

- Analysis: Guest washing machines (2) are beyond expected useful life.
- Recommendation: Replace washing machines

Site Preparation

Site Earthwork

- Analysis: Building site area is in good condition
- Recommendation: No work required.

Major Functional Criteria

Major Functional Criteria Analysis

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

- **Back-of-House Spaces**

Storage

Exists. Not a standard for a secondary facility.

Renovation Recommendation: Will be removed as part of renovation to this building.

Break Room and Staff Toilets, Clean & Dirty Linen Room

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

- **Extended Stay Guest Room**

The following are existing conditions that do not meet the Functional Criteria that are considered major deficits.

Listed is the recommendation or solutions for remedying the deficit.

Room Size and Configuration: There are 6 units operating as family suites that do not meet size and configuration requirements.

Recommendation: Remove wall to create 370 square foot extended stay room.

- **Public Spaces**

Study Rooms, Phones, Bell Cart, Vending

Do not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Guest Laundry/ Vending

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

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

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	4.36%	\$24,253.08
Gutters: Damaged or Failing		\$6,183.10
Single Ply Roof: Damaged or Failing		\$18,069.98
08 Doors & Windows	11.81%	\$65,745.15
Al. Windows - Beyond Useful Life		\$28,524.11
Exterior Steel Door - Beyond expected useful life		\$37,221.04
09 Finishes	16.81%	\$93,611.83
Carpet: Beyond Useful Life		\$28,468.06
Interior ceilings: Paint Failing		\$7,217.92
Interior wall: Missing or inadequate		\$12,480.00
Interior walls: Paint failing		\$2,038.89
Sheet Vinyl: Beyond Useful Life		\$3,283.18
Vinyl Wall Covering: Beyond expected useful life		\$40,123.78
11 Equipment	10.03%	\$55,840.40
Unit Kitchen: Beyond Useful Life		\$53,915.40
Washing Machine: Beyond expected useful life.		\$1,925.00
13 Special Construction	9.94%	\$55,322.95
Fire Sprinklers: Missing or Inadequate		\$55,322.95
15 Mechanical	9.76%	\$54,318.88
Sink & vanity: Replace due to remodel		\$23,799.16
Water closet: Replace due to remodel		\$30,519.72
16 Electrical	1.37%	\$7,629.16
Fixtures, fluorescent: Beyond expected useful life		\$7,629.16
19 FF&E	35.92%	\$200,000.00
Hard and soft goods: Beyond expected useful life		\$200,000.00
Total Raw Cost	100.00%	\$556,721.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,061.97
Force Protection	9.00%	\$55,390.96
General Conditions	10.00%	\$55,672.10
Total Additional Hard Cost		\$114,125.02

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$67,084.60
SIOH Conus	6.50%	\$47,965.49
Design	10.00%	\$67,084.60
08 MYr Inflation Fct	9.93%	\$84,700.99

Total Soft Cost	\$266,835.68
Total Project	\$937,681.70

Renovation

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

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	4.89%	\$3,696.00
Interior Doors		\$3,696.00
09 Finishes	58.22%	\$43,960.84
Ceiling Finishes		\$1,478.40
Floor Finishes		\$10,843.14
Partitions		\$21,101.08
Wall Finishes		\$10,538.22
11 Equipment	5.03%	\$3,799.57
Commercial Equipment		\$2,329.25
Other Equipment		\$1,470.32
13 Special Construction	12.12%	\$9,150.93
Communications & Security		\$2,498.13
Sprinklers		\$6,652.80
15 Mechanical	10.93%	\$8,254.40
Plumbing Fixtures		\$8,254.40
16 Electrical	8.81%	\$6,652.80
Electrical Service & Distribution		\$6,652.80
Total Raw Cost	100.00%	\$75,514.53

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$415.33
Force Protection	9.00%	\$7,513.32
General Conditions	10.00%	\$7,551.45
Total Additional Hard Cost		\$15,480.10

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$9,099.46
SIOH Conus	6.50%	\$6,506.12
Design	10.00%	\$9,099.46
08 MYr Inflation Fct	9.93%	\$11,488.98
Total Soft Cost		\$36,194.02
Total Project Cost for Renovation		\$127,188.65

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	2.57%	\$44,421.11
Site Earthwork		\$44,421.11
03 Concrete	14.52%	\$250,809.25
Floor Construction		\$146,570.50
Slab on Grade		\$32,859.75
Stair Construction		\$5,659.50
Standard Foundations		\$65,719.50
04 Masonry	5.20%	\$89,825.97
Exterior Walls		\$89,825.97
07 Thermal & Moisture Protection	6.81%	\$117,615.11
Roof Construction		\$36,582.84
Roof Coverings		\$81,032.26
08 Doors & Windows	9.57%	\$165,296.67
Exterior Doors		\$7,565.25
Exterior Windows		\$129,360.00
Interior Doors		\$28,371.42
09 Finishes	13.51%	\$233,352.45
Ceiling Finishes		\$36,145.42
Floor Finishes		\$88,913.24
Partitions		\$61,406.39
Wall Finishes		\$46,887.39
10 Specialties	0.07%	\$1,161.16
Fittings		\$1,161.16
11 Equipment	5.93%	\$102,410.00
Other Equipment		\$102,410.00
13 Special Construction	4.58%	\$79,126.28
Communications & Security		\$35,619.97
Sprinklers		\$43,506.31
15 Mechanical	19.60%	\$338,499.70
Cooling Generating Systems		\$105,151.20
Domestic Water Dist		\$52,668.00
Plumbing Fixtures		\$180,680.50
16 Electrical	6.65%	\$114,780.05
Electrical Service & Distribution		\$114,780.05
19 FF&E	11.00%	\$190,000.00
Interior FF&E allowance		\$190,000.00
Total Raw Cost	100.00%	\$1,727,297.74

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$9,500.14
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$172,729.77

Total Additional Hard Cost **\$182,229.91**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$95,476.38
SIOH Conus	6.50%	\$130,325.26
Design	10.00%	\$190,952.77
08 MYr Inflation Fct	9.93%	\$230,999.81
Total Soft Cost		\$647,754.22
Total Project Cost for Replacement		\$2,557,281.87

**INSERT BUILDING 314 FLOOR PLANS HERE
(EXISTING AND RENOVATION)**

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.