



Army Lodging Wellness Fort Monroe, Virginia

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UNCLASSIFIED

Team Personnel

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Overview

Mission

Process

Lodging Standards

Deliverables

Schedule

Demand

Existing Lodging Inventory

Basis of Recommendation

Wellness Recommendation



Mission

Develop a Army Lodging Wellness Investment Plan for Lodging facilities world-wide

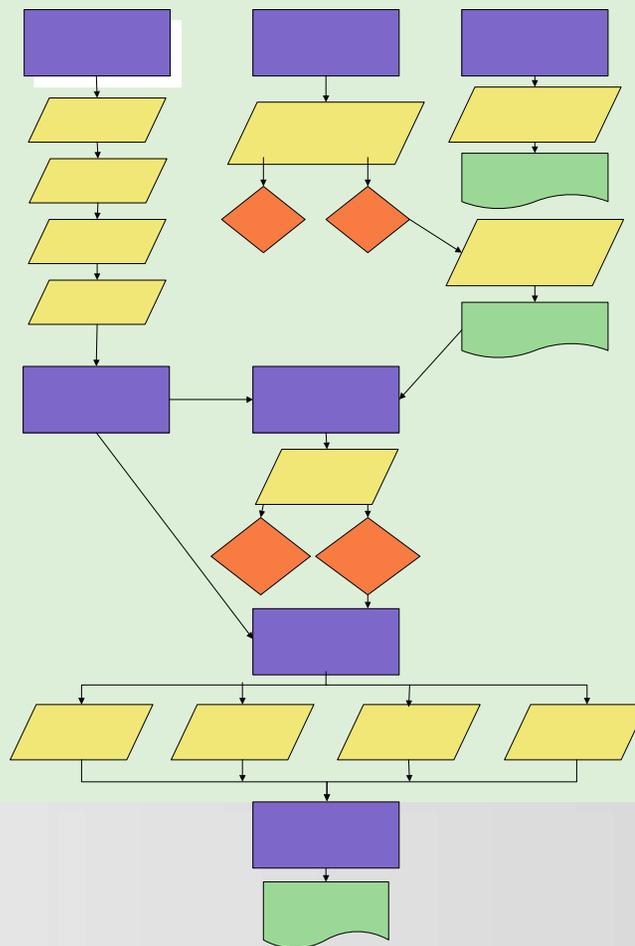
- Demand Analysis, Condition Assessments, Master Planning

Recommendations are conceptual and developed for guidance

Based on FY08 implementation



Wellness Recommendation Process



Demand Analysis

Determine the Lodging demand based on:

- Post data (historical demand and utilization, market segmentation, operating costs, installation missions, population data, exodus, etc.)
- Interview with Lodging Manager (factors effecting utilization, etc.)
- Review off-post Private Market Capabilities

Analyze data with:

- Most Economical and 80% Criteria

Develop recommended room mix:

- Standard room
- Extended stay room
- Family suite



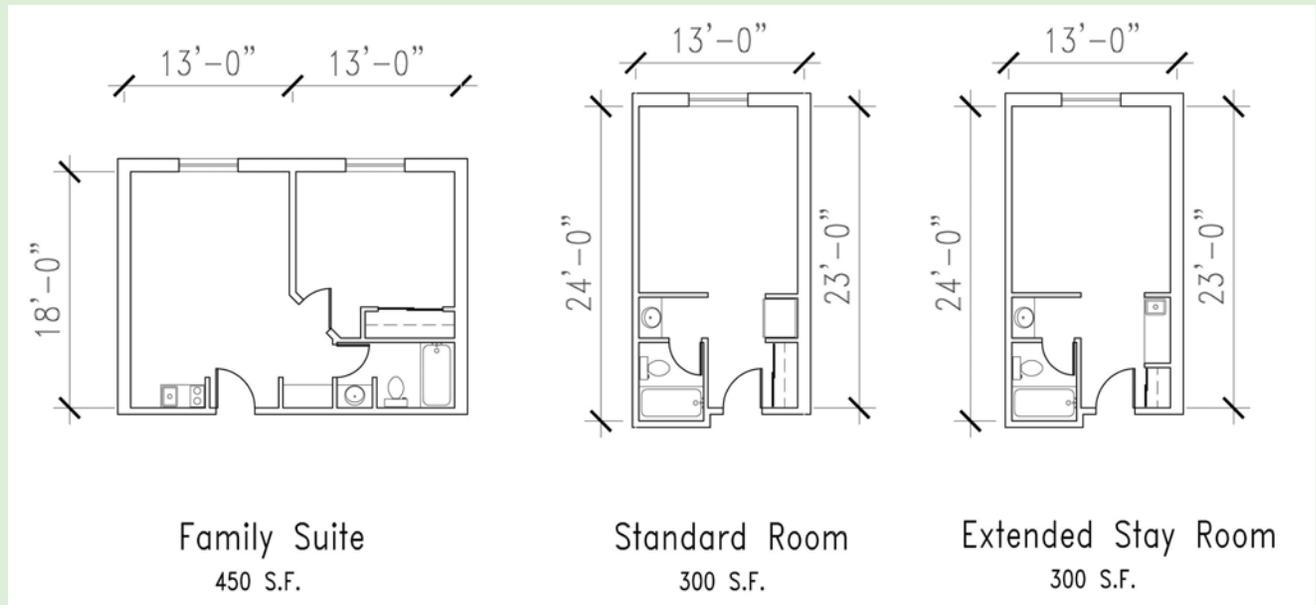
Design/Assessment

Determine facility condition assessment and provide planning recommendations

- Assess the condition of existing Lodging facilities
 - This is a Big Picture Assessment.
- Assess the functional criteria of existing Lodging facilities based on Army Lodging standards
- Determine possible renovation opportunities for existing Lodging facilities based on standards
- Determine possible siting locations for new Lodging construction and new building configuration



Army Lodging Standards

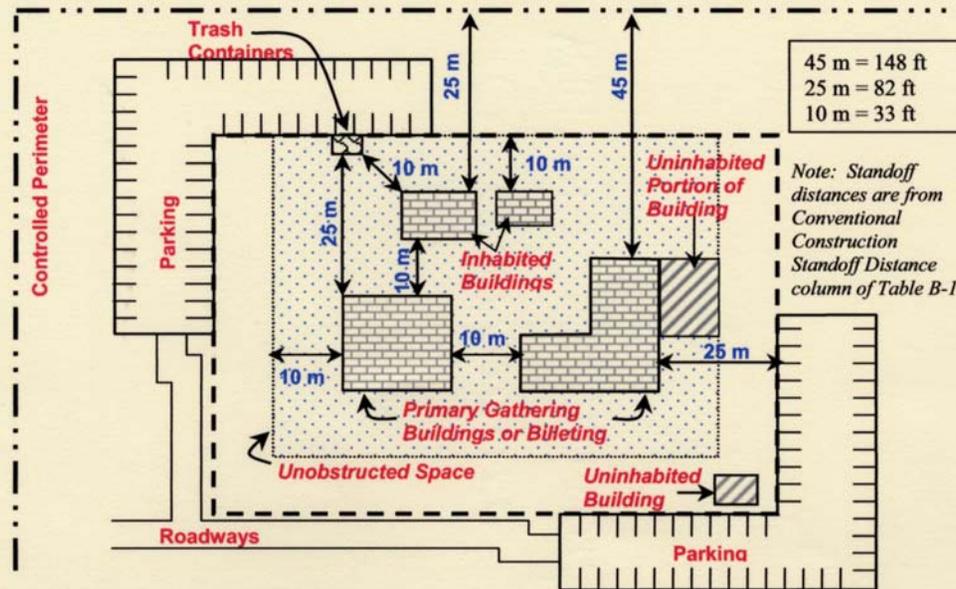


- Army Functional Data Sheets/Adjacency Matrix
- Army Lodging Design Standards
- Standard Room Types, Sizes and Configurations

Antiterrorism Force Protection

UFC 4-010-01
31 July 2002

Figure B-1 Standoff Distances and Building Separation – Controlled Perimeter



Standoff
distances

Blast
protection

Separation b/w
buildings

Deliverables

Army Lodging Wellness Recommendation

- Demand Analysis Report
- Design/Assessment Report
 - Facility Analysis/Recommendations
 - Functional Criteria Assessment
 - Costs (Renovation vs Replacement)
 - Renovation Recommendations
 - Campus Area Analysis/Lodging Master Plan

Wellness Investment Plan Submissions

- Review by CFSC, Regional Mgrs, and Installations
- Draft and Final Reports



Basis of Recommendations

Overall Analysis

Existing Facility Renovation/Lodging Standards

- All existing Lodging facilities have historical significance
- Building 80, the Main Lodging facility, lacks back-of-the-house and support spaces
- Building 80 is in good condition
- Most existing building room sizes and configurations do not meet current Army Lodging standards in buildings 147, 61, 136, 137



Basis of Recommendations

Assessment Recommendations

Condition Assessments

- Despite age of structures, buildings are in good condition and well maintained
- Roof damage in Building 80 apparently caused by the hurricane.
- Most stair widths do not meet code egress width requirement.
- Cracks and damage in the exterior wall structure of Building 61



Basis of Recommendations

Assessment Recommendations

Functional Criteria/Army Lodging Standards

- Support spaces missing in all facilities
- Back-of-the-house spaces and public areas missing in Building 80
- Stove units missing in family suites
- Bathtubs missing in bathrooms



Wellness Recommendation

Draft Recommendations Based on Assessment/Site Analysis

Demand Total

65

| Building Number | Existing Rooms | Recommended Rooms | Main Facility | Building Recommendation |
|-----------------|----------------|-------------------|---------------|-------------------------|
|-----------------|----------------|-------------------|---------------|-------------------------|

Existing Inventory

| | | | | |
|-----|----|--|-----|-----------------------|
| 147 | 1 | | no | Remove from inventory |
| 61 | 2 | | no | Remove from inventory |
| 137 | 2 | | no | Remove from inventory |
| 136 | 2 | | no | Remove from inventory |
| 80 | 10 | | yes | Remove from inventory |

Proposed New Lodging Facility

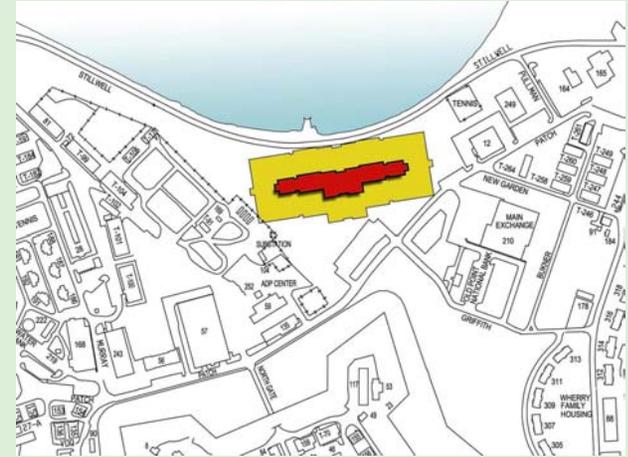
65 proposed new construction



Wellness Recommendation

Lodging Master Plan

- Optional Lodging Site proposed on Area 7
- Proposed location close to post amenities (post exchange, community activity center)
- New Lodging facility includes total demand of 65 guest rooms including all public and back-of-house functions



Proposed Lodging Site



Ft Monroe,
Virginia



Thank You