

***Options for updating May 2013
Cost Analysis***

11 April 2014

Cost Analysis Working Group

- Members:

- Shawn Welch
- Mike Holenstein
- Guy Hembling
- NPS Support – Pete McCarthy

- Purpose –

- As requested, provide detailed information and cost analysis to support Fort Hancock 21st Century Committee fact finding, analysis, deliberations and recommendations
- As requested, provide cost and investment recommendations to NPS to support reuse

Cost Analysis Working Group

Potential Approaches

- Update building listing to match current NPS lease property availability - focus only on potential reuse property in the Main Post area of Fort Hancock.
 - This will alter the base data for the next two slides – and take about 30 minutes to implement in the basic data set.
- There are pros and cons of updating cost factors
- Explain the background of the data by category in more detail
 - NPS – Deferred Maintenance (DM)
 - NPS – Critical Deferred Maintenance (CSDM)
 - Army Restoration costs
 - Army Restoration Maximum with facility condition escalator cost factor
 - Army Sustainment Cost factors
- Identify selected advantages/disadvantages of the various data points in the briefing.
- Explain linkage to historic structure escalation cost factors.

FHHD Costs by Building and *Example* OSD Facility Type

As briefed May 2013

FH21 Proposed OSD FAC Definition	Bldg #	Sum of FH21 UM	Sum of DM	Sum of CSDM	Sum of Est. Army Restoration Cost MAX w/Hist CF (FY15) - no condition -	Sum of Est. Army Restoration Cost MAX w/Hist CF (FY15) - Condition For Occupied bldgs only	Sum of Est. Army Restoration Std Dev Cost w/Hist CF (FY15)	Sum of Est. Cost Facilities Sustainment (Maint & Repair)	Sum of Annual Cost - Facility Operations
General Administrative Building	15	8,556	\$500,059	\$0	\$458,420	\$458,420	\$127,782	\$48,853	\$48,066
	16	7,412	\$392,589	\$1,907	\$397,126	\$397,126	\$110,697	\$42,321	\$41,639
	17	7,412	\$434,339	\$12,338	\$397,126	\$397,126	\$110,697	\$42,321	\$41,639
	20	2,000	\$133,146	\$5,968	\$107,158	\$107,158	\$29,870	\$11,420	\$11,236
	23	17,145	\$1,597,189	\$305,692	\$918,609	\$918,609	\$256,057	\$97,894	\$96,318
	24	17,116	\$1,532,883	\$297,161	\$917,055	\$917,055	\$255,624	\$97,728	\$96,155
	25	17,145	\$6,304,528	\$90,904	\$918,609	\$918,609	\$256,057	\$97,894	\$96,318
	33	2,740	\$496,674	\$53,199	\$146,806	\$146,806	\$40,921	\$15,645	\$15,393
	36	7,629	\$523,027	\$215,983	\$408,753	\$408,753	\$113,938	\$43,560	\$42,858
	53	6,180	\$481,922	\$2,311	\$331,117	\$331,117	\$92,297	\$35,286	\$34,718
76	1,250	\$215,838	\$166,074	\$66,974	\$66,974	\$18,669	\$7,137	\$7,022	
79	500	\$0	\$0	\$26,789	\$13,395	\$7,467	\$2,855	\$2,809	
Exchange Eating Facility	55	6,676	\$1,246,838	\$13,072	\$363,235	\$363,235	\$103,099	\$74,377	\$240,488
	56	6,676	\$809,658	\$64,983	\$363,235	\$363,235	\$103,099	\$74,377	\$240,488
	57	6,676	\$1,208,795	\$187,581	\$363,235	\$363,235	\$103,099	\$74,377	\$240,488
Exchange Sales Facility	60	1,325	\$255,542	\$43,519	\$62,851	\$62,851	\$17,024	\$7,961	\$4,197
Indoor Physical Fitness Facility	40	18,890	\$89,214	\$0	\$693,556	\$0	\$215,427	\$88,691	\$63,938
	70	7,346	\$0	\$0	\$269,712	\$134,856	\$83,776	\$47,644	\$26,162
Museum	28	4,670	\$699,857	\$145,373	\$0	\$0	\$0	\$30,009	\$22,297
	47	5,163	\$669,915	\$360,629	\$276,627	\$276,627	\$77,108	\$29,479	\$29,005
Rec Lodging	3	7,412	\$377,626	\$6,366	\$1,020,165	\$1,020,165	\$201,541	\$47,334	\$44,632
	4	7,412	\$383,026	\$0	\$1,020,165	\$1,020,165	\$201,541	\$47,334	\$44,632
	5	7,412	\$340,165	\$105,436	\$1,020,165	\$510,083	\$201,541	\$47,334	\$44,632
	6	7,412	\$398,830	\$5,271	\$1,020,165	\$1,020,165	\$201,541	\$47,334	\$44,632
	7	7,412	\$335,027	\$7,191	\$1,020,165	\$510,083	\$201,541	\$47,334	\$44,632
	8	7,412	\$357,081	\$3,569	\$1,020,165	\$510,083	\$201,541	\$47,334	\$44,632
	9	8,556	\$440,243	\$0	\$1,177,622	\$1,177,622	\$232,648	\$54,640	\$51,521
	10	8,556	\$769,844	\$5,584	\$1,177,622	\$1,177,622	\$232,648	\$54,640	\$51,521
	11	8,556	\$849,580	\$45,747	\$1,177,622	\$1,177,622	\$232,648	\$54,640	\$51,521
Trans Lodging	12	10,724	\$1,281,775	\$5,149	\$1,476,019	\$1,476,019	\$291,599	\$104,968	\$67,814
	13	8,556	\$331,885	\$18,866	\$1,177,622	\$588,811	\$232,648	\$83,748	\$54,105
	14	8,556	\$430,234	\$8,081	\$1,177,622	\$1,177,622	\$232,648	\$83,748	\$54,105
	27	10,303	\$476,024	\$135,067	\$1,418,074	\$709,037	\$280,151	\$100,847	\$65,152
	80	2,080	\$0	\$0	\$286,285	\$0	\$56,558	\$20,359	\$13,153
	114	23,616	\$5,305,616	\$179,658	\$3,250,435	\$3,250,435	\$642,148	\$231,157	\$149,338
Grand Total		286,482	\$29,668,970	\$2,492,677	\$25,926,908	\$21,970,720	\$5,765,654	\$2,042,582	\$2,227,255

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Options for updating Cost Analysis

FHHD Costs by *Example* OSD Facility Type

All 35 structures under consideration by FH21 Committee with OSD categories (FACs) assigned *hypothetically* with the *purpose of facilitating costing only*. Different facility types (FACs) will yield different costs.

FH21 Proposed OSD FAC Definition	Count of Records	Sum of FH21 UM	Sum of DM	Sum of CSDM	Sum of Est. Army Restoration Cost MAX w/Hist CF (FY15) - no condition - occupied only	Sum of Est. Army Restoration Cost MAX w/Hist CF (FY15) - Condition For Occupied	Sum of Est. Army Restoration Std Dev Cost w/Hist CF (FY15)	Sum of Est Cost Facilities Sustainment (Maint & Repair)	Sum of Annual Cost - Facility Operations
General Administrative Building	12	95,085	\$12,612,194	\$1,151,538	\$5,094,540	\$5,081,145	\$1,420,077	\$542,913	\$534,172
Exchange Eating Facility	3	20,028	\$3,265,291	\$265,636	\$1,089,704	\$1,089,704	\$309,296	\$223,132	\$721,464
Exchange Sales Facility	1	1,325	\$255,542	\$43,519	\$62,851	\$62,851	\$17,024	\$7,961	\$4,197
Indoor Physical Fitness Facility	2	26,236	\$89,214	\$0	\$963,268	\$134,856	\$299,203	\$136,335	\$90,100
Museum	2	9,833	\$1,369,773	\$506,002	\$276,627	\$276,627	\$77,108	\$59,489	\$51,302
Rec Lodging	9	70,140	\$4,251,422	\$179,162	\$9,653,859	\$8,123,611	\$1,907,193	\$447,927	\$422,355
Trans Lodging	6	63,835	\$7,825,534	\$346,820	\$8,786,058	\$7,201,925	\$1,735,752	\$624,827	\$403,665
Grand Total	35	286,482	\$29,668,970	\$2,492,677	\$25,926,908	\$21,970,720	\$5,765,654	\$2,042,582	\$2,227,255

Definitions:

DM (Deferred Maintenance) and CSDM are generated by NPS MAXIMO.

Sum of Est. Army Restoration Cost MAX w/Hist CF (FY15) - no condition - occupied only – applies 15% of total cost to unoccupied facilities, 100% to occupied buildings. This projects an average **ONE TIME** cost for full facility restoration assuming the worst conditions are present across the building’s components.

Sum of Est. Army Restoration Cost MAX w/Hist CF (FY15) - Condition For Occupied bldgs only = same as above and also applies 100% for Facility Condition Index “Poor” and “Serious”; 50% for “Fair”; 0% for “good”

Est. Army Restoration Std Dev Cost w/Hist CF (FY15) – applies cost to occupied buildings only. This is a period improvement cost factor and is the standard deviation across cost factors for all building components.

Est Cost Facilities Sustainment (Maint & Repair) – annual recurring routine maintenance and repair for existing real property inventory to maintain it in an operable condition throughout its lifecycle.

Annual Cost - Facility Operations – utilities, real property services, trash collection, pest control

Cost Analysis Working Group

Status and Next Steps – 13 June 2013

- Overall cost development completed for initial review and presented on 16 May.
- Can update basic analysis tables for the following if desired:
 - Sustainment (maintenance and repair) cost factors from 2010 to 2013
 - Modernization used latest cost factors (2013)
 - No new cost factors for facility operations available (utilities, engineering, real property management, refuse collection, custodial and pest control)
- Coordinate with other working groups to provide cost analysis support
 - Assess applicability to support REFI as guided by REFI committee
- Obtain, understand and analyze NPS lease program at Fort Hancock and offer recommendations to REFI and other working groups and the full FH21 committee
 - Present at 20 September meeting.
- Refine analysis of NPS financial execution and five year future maintenance plan, apply Sequestration impacts, develop recommendations and timeline for potential NPS investment in restoration of selected FH21C buildings.
 - Present at 1 November meeting