



US Army Corps of Engineers
Norfolk District

Post Occupancy Evaluation

FY09 Ft Benning Armor Officer Basic Course GIB, PN65286, Catcode 17120

POE conducted 9/8/2014

Matthew Scanlon

9/18/2013



Purpose of this Post-Occupancy Evaluation is for continual improvement of standard facilities in accordance with Center of Standardization responsibilities described in AR 420-1, appendix G.

Post Occupancy Evaluation

Project: FY09 Ft Benning Armor Officer Basic Course GIB, PN65286,
P2:140875, solicitation #W91236-09-R-0024
BOD: May 2011?
Acquisition: D/B
Size (SF): 13,970
LEED rating: Silver "certifiable"

Program of Instruction:	2-17-C20B, Armor Officer Basic Course
POI duration and class size	19 weeks, 78pax
Annual Course Iterations:	5
Student throughput:	394 (FY11)
Average daily load: (based on 50 wk year)	156 (from ATTRS)
TDA:	45 (most instructors have offices elsewhere in the complex)

Analysis of Spaces:

(Square Footage Comparison with GIB Standard Criteria at end of report):

- 1) Offices as programmed appear to have programmed only for a fraction of instructors, with most of the enlisted instructors (about 38) having admin space elsewhere in the complex. However, during certain times in-session a large portion of the break area is re-purposed for desks for instructors, resulting in about 900 SF less space for the break room and leaving about 400 of the 675 allotted student break space (Instructors share this break space with students). Loss of break-room meant that students use outdoors (not so much an issue given the mostly favorable climate)
 - a. Lesson - Space flexes to meet the need, and this was a mostly successful solution. However, it may have reduced break areas a little bit too much. If doing double duty ensure that both functions can operate simultaneously.
- 2) One of the Large 78 pax classrooms is dividable into 3 smaller classrooms. This has been successful
 - a. Lesson - consider operable partitions to increase utilization (verbiage included in Standard)
- 3) No Lobby has been provided. However, this has not been a problem. Also, the main corridors are between 8 and 9 feet wide and serve as a 'pseudo-lobby'. Gross SF of circulation is sufficient.

Post Occupancy Evaluation

- 4) No dedicated Staff Break room provided for Instructors. But for same reason as 1 above, has not been an issue.
- 5) SF comparison with Standard Criteria shows good compliance, except for the allocation of break area. As currently used works operationally, the standard would normally have required a dedicated staff break area. Overall SF is in good compliance with standard.

Post Occupancy Evaluation

Analysis of Classroom Utilization:

- 1) (tracked in a separate worksheet)

Materials, Systems, and features:

- 1) Post-construction award decision was made to remove the requirement for VTC in the classroom and corridor floor and instead provide a sealed broom finish floor. This has been an unmitigated failure in all traffic areas and ongoing maintenance issues already associated with floor staining and other issues have been a challenge. User is unhappy with this outcome.
 - a. Lesson - need a feedback mechanism to the COS during post-award to preclude poor decisions such as this one. However, it should still not have been allowed to happen; omitting the floor finish system of a building does not provide a "complete and usable facility"
- 2) No loading dock was provided on this 15,000 SF building. This has not been an issue for the User

Energy Use:

- 2) Not obtainable at this time.

Overall Satisfaction:

User:

- Dissatisfied
- Neither satisfied nor dissatisfied (ie project meets some expectations, but not enough for a successful outcome for the User.)
- Marginally satisfied.
- Satisfied

Does this Facility accommodate the approved (programmed) student throughput? Yes

Comment: Floor finishes throughout classrooms and corridor.

Post Occupancy Evaluation

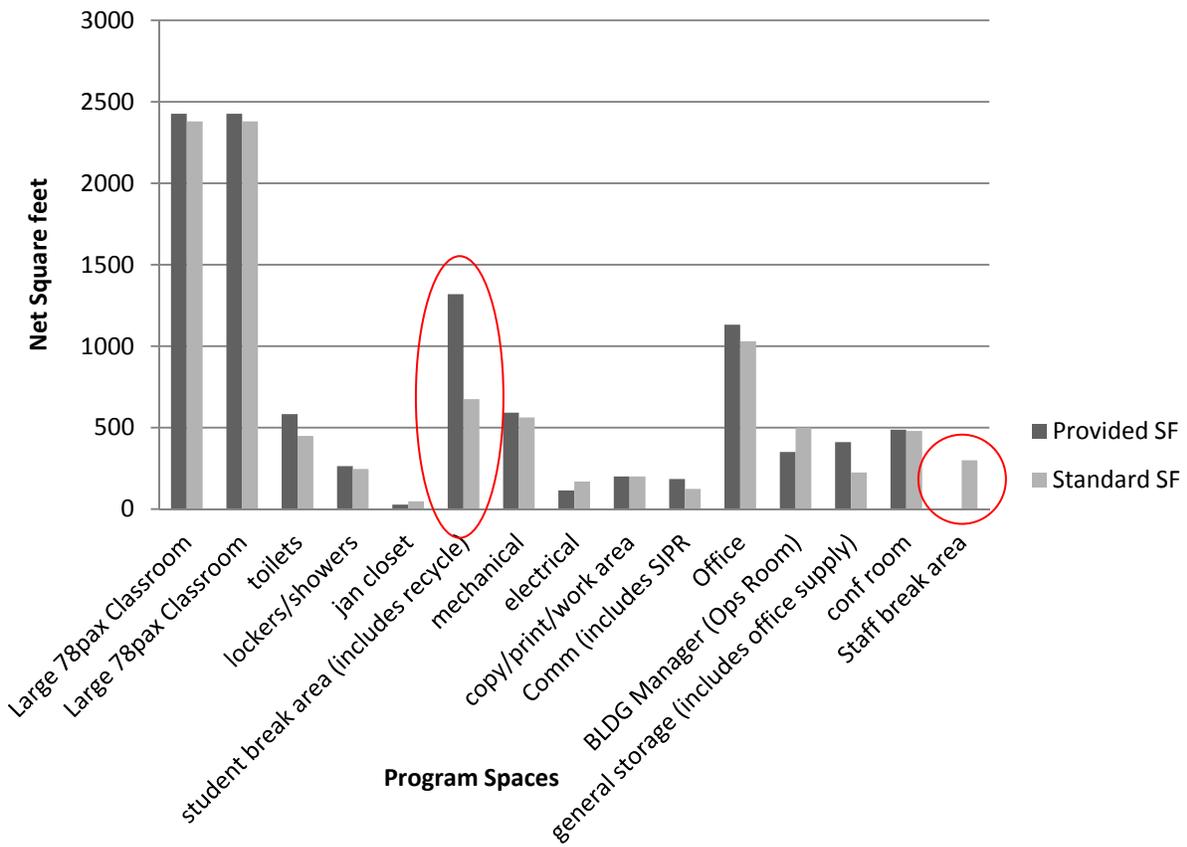
Installation:

- Dissatisfied
- Neither satisfied nor dissatisfied (ie project meets some expectations, but not enough for a successful outcome for the User.)
- Marginally satisfied.
- Satisfied

Comment:

Post Occupancy Evaluation

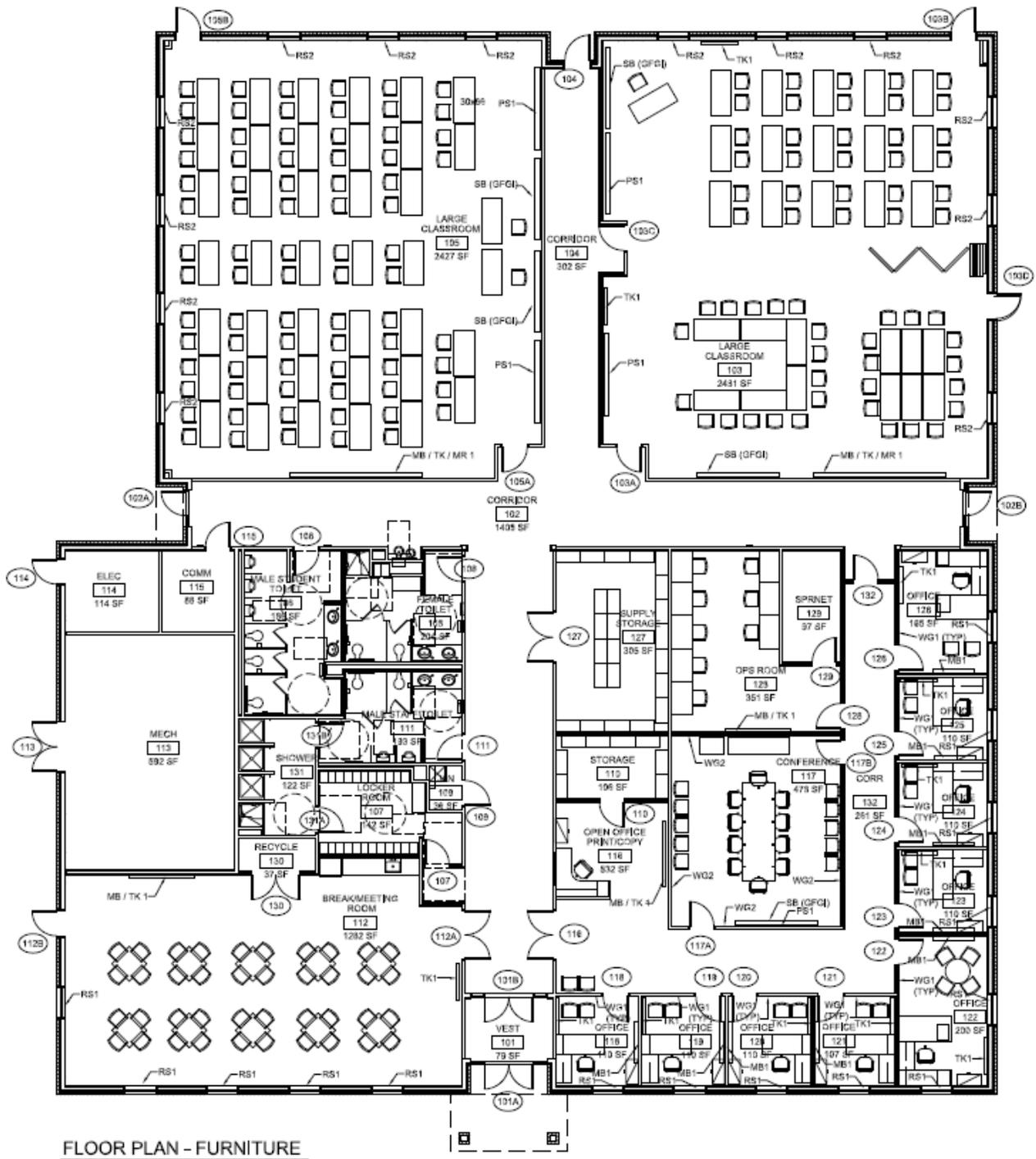
SF Comparison with GIB Standard:



Post Occupancy Evaluation

Program Spaces	Provided SF	Standard SF
Large 78pax Classroom	2427	2,380
Large 78pax Classroom	2427	2,380
toilets	583	450
lockers/showers	264	246
jan closet	27	48
student break area (includes recycle)	1319	675
mechanical	592	562
electrical	114	169
copy/print/work area	200	200
Comm (includes SIPR	185	124
Office	1,132	1,030
BLDG Manager (Ops Room)	351	500
general storage (includes office supply)	411	225
conf room	487	480
Staff break area	0	300
<hr/>		
subtotal gross (1.45* sum of program areas)	10,475	11519.64
bldg mech/elect/comm/toilets/storage	2,176	1,440
break areas	1,319	691
total (GSF) provided/allowable	13,970	13,651
corridors and vestibules	2,052	
<i>left over for walls/structure</i>	1,399	
<i>(as % of total gross bldg:)</i>	0.10013	
standard total GSF=		

Post Occupancy Evaluation



Post Occupancy Evaluation

Photographic Documentation:



Figure 1-exterior



Figure 2-parking



Figure 3-typical office

Post Occupancy Evaluation



Figure 4-Operations Center



Figure 5-one of 2 large dividable classrooms

Post Occupancy Evaluation



Figure 6- one of 2 large dividable classrooms

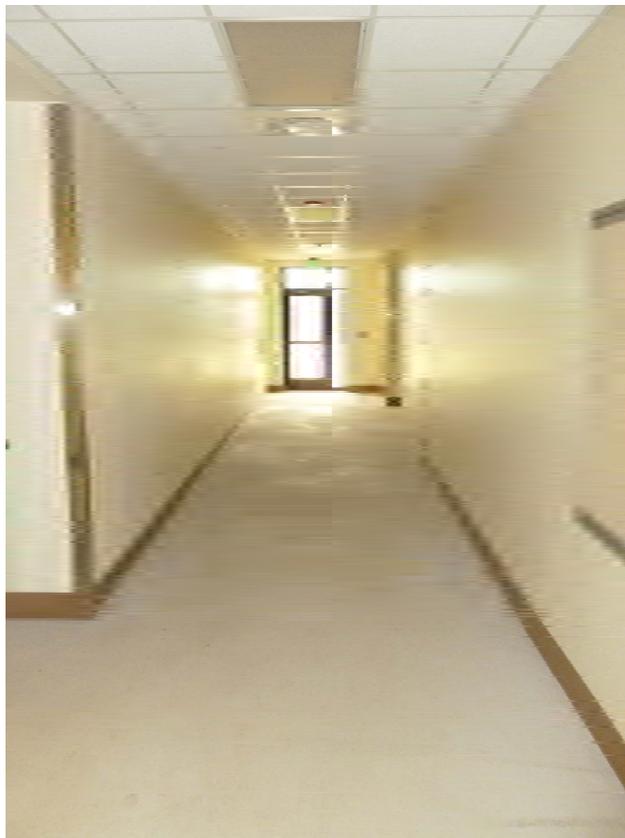


Figure 7-main corridor; note lack of floor finish. This is unacceptable.

Post Occupancy Evaluation



Figure 8 - staining on the corridor floor slab. This slab is not even sealed...



Figure 9 - unsealed concrete slab; even your garage has a better finish!

Post Occupancy Evaluation



Figure 10 - more unsealed concrete slab; its prevalent throughout the facility.



Figure 11 - Main conference room

Post Occupancy Evaluation



Figure 12 - Yet more floor slab issues



Figure 13 - Break room which doubles as instructor 'bullpen'



Figure 14 - same as above

Post Occupancy Evaluation



Figure 15 - control desk and staff work area



Figure 16 - Hallway in staff area