

Design Matters

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AIR FORCE GOES CONTEMPORARY

Air Force Lodging has several new projects currently in design, as they strive to meet the high demand from Air Force travelers facing temporary duty (TDY) or permanent change of station (PCS). As a result, significant "travel dollars" are being spent on commercial lodging at an increased rate, according to Lt. Col. Kerri Cole, chief of Air Force Lodging, and Emily Day, a member of the Air Force Lodging construction team.

Some of the newest temporary lodging facilities (TLF) currently in design include RAF Lakenheath, U.K.; Mountain Home AFB, Idaho; Dover AFB, Del.; Buckley AFB, Colo.; McGuire AFB, N.J.; and Andrews AFB, Md. New visiting quarters (VQ) include Ramstein AB, Germany; Hickam AFB, Hawaii; Buckley AFB, Colo.; Kunsan AB, South Korea; McGuire AFB, N.J.; Andrews AFB, Md.; Hurlburt Field AFB, Fla.; and Langley AFB, Va. In addition, a 350-room VQ was recently completed at Osan AB, Korea, as well as a 40-room TLF at RAF Mildenhall, U.K., and a 50-room TLF at Little Rock AFB, Ark. Travis AFB, Calif., and Nellis AFB, Nev., will both open 350-room VQs this summer as well.

Design projects take years to complete and cost millions of dollars. "On the average, the projects take four years from assessing that the base has need through construction completion and customer occupancy," Cole said. The average amount of time between beginning the design process to occupancy is two and a half years. "Cost is based on several factors — [e.g.] location of the base, number of rooms being built and the cost of materials," she added. The average cost for the three completed projects in Korea, England and

Arkansas was \$18.5 million.

All of the design projects mentioned are new construction projects, ranging in size from 20-unit TLFs to 350-room VQs. "Air Force Lodging maintains a central program for new construction only," Cole stated. "Our renovation efforts are managed decentrally through our major commands." Design and construction teams are made up of base personnel, major command (MAJCOM) personnel, contractors and individuals from Air Force Services Agency headquarters. "Geographical location, as well as styling of any existing facilities, plays a major role," she explained. "Currently, each project receives a unique design work-up. However, as we mature in our program we will be developing standard design packages that maximize choice while minimizing repetitive design development, therefore saving time and money."

The interior designers used vary from project to project. "Many of our MAJCOMs have interior designers, and contracted interior designers associated with the hired architectural firm are generally involved in every project," Cole said. "Varying geographical areas have site and geography/soil issues that have to be considered in design. Therefore, major emphasis is placed on hiring an appropriate architectural firm for the situation, and the sub-functionals such as interior design are often associated with those architectural firms."

Air Force lodges are being designed with more contemporary style and amenities. "Our rooms have become more updated and in line with the interior design and comfort of the mid-priced, limited-service commercial hotel sector," Cole described. "Like the commercial sector, we are offering business centers, meeting spaces and retail sales while

limiting unnecessary hallway, lobby and other common-area spaces not adding to the efficiency or comfort for the guest."

In addition to standardizing amenities, design will be standardized as well. "The new focus on all of our projects is the interior design and standardization," Cole said. "The design packages are becoming a standard depending on the geographical location of the new facility."

Updated Style

The two facilities scheduled to open this summer — at Travis AFB and Nellis AFB — are both brand-new, 350-room units that will feature some of the new, contemporary design elements being incorporated by Air Force lodges.

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New Air Force lodges incorporate contemporary style while maintaining the comforts of home. Little Rock AFB, Ark.



PHOTO COURTESY OF AIR FORCE LODGING

Military Lodge INTERIOR DESIGN

MCH

"We received the request to purchase in January; all the orders will be issued by the end of March; installation is scheduled to begin in the latter part of May, with completion in 30 to 45 days," said Charlotte Guilmenot of the Air Force NAF Purchasing Office in San Antonio, Texas. "The carpet and wall covering will already be in place. We'll bring in the case goods and furniture." Since the floors and walls will be completed in advance, the design process takes a shorter amount of time. Case goods and furnishings for the Travis project cost approximately \$5 million, and between \$4 million and \$4.5 million for the Nellis project.

The new VQs will be "rather different," according to Guilmenot. "Very contemporary and sleek lighting" will be incorporated, as well as wall décor that is "very different." "Some of the woods that they're using and the finishes will be different — have a top-notch look," she explained.

Catherine Kozik, a registered interior designer at Air Mobility Command (AMC) Design Center at Scott AFB, Ill., worked on the Travis project. "It's more contemporary than most Air Force base-type projects are," she described. "Traditionally, we use a lot of a chair rail and things like that, and this building doesn't use a lot of trim." The rooms will



A mock-up of visiting quarters at Travis AFB, Calif., depicts the bright colors and geometric patterns that demonstrate contemporary Air Force lodge style.

PHOTO COURTESY OF AMC DESIGN CENTER



(above) A 350-room facility was recently completed at Osan AB, Korea.

(below) Sleek, modern décor and furniture are being standardized in Air Force design.

PHOTOS COURTESY OF AIR FORCE LODGING



also feature lighter, brighter colors, as well as "a lot of geometric types of patterns instead of the more traditional leaf and flower patterns," according to Kozik.

The furniture and materials used at the Travis AFB lodge also have a more updated look than previous design projects. "It's more contemporary than the traditional sofa and matching chairs," Kozik said of the furniture selected. Many of the pieces are made with stainless steel and other metals, or different types of wood. "At the front desk we used a copper flash, and that has an iridescent quality to it," she added. "We used a lot of brushed nickel and stainless steel."

HAWAIIAN STYLE, ARMY STANDARDS

The Army Community and Family Support Center (CFSC) Interior and Foodservice Design Office assists in the design of morale, welfare and recreation (MWR) facilities across the globe, and places a big portion of its focus on lodges. "At any given time we have 100-plus projects in some stage of design or construction," said Mary Ann Miller, Interior Foodservice and Design Office chief. Some current projects include a 360-room Army lodge at Fort Eustis, Va., to be completed later this year; a 45-room lodge at Fort Hamilton, N.Y., also scheduled for completion later this year; and a 185-room lodge at Fort Lewis, Wash., to be completed in summer 2006. "Eighteen other lodging renovations and new construction projects are currently in design, with completion

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Renovations of the cabins at Kilauea Military Camp, Hawaii, took approximately six months to complete.

Military Lodge

INTERIOR DESIGN

MCH

PHOTOS COURTESY OF ARMY
COMMUNITY AND FAMILY
SUPPORT CENTER (CFSC)

dates in 2005 for renovations, and 2007 and out for new facilities," according to Miller.

A major project that CFSC has been working on for the last few years is the renovation of existing cabins and support facilities at Kilauea Military Camp (KMC), a Joint Services Recreation Center in the Hawaii Volcanoes National Park. "Many of these buildings date back to the 1940s, and several are on the National Historic Register," Miller said. Furnishings for the project were specified by a CFSC interior designer and purchased in CFSC's nonappropriated fund (NAF) contracting office; then the furniture, fixtures and equipment (FF&E) were consolidated and shipped to Hawaii. "Two of the cabin renovations were completed and installed in November 2004, and a lounge and bar renovation will be complete by the end of March," Miller stated.

The two recently completed cabins featured new furnishings, bedding, artwork and window treatments. "The interior wood paneling and plank flooring were restored to reflect the



Design themes often reflect the location of the facility being renovated, as this cabin décor reflects its Hawaiian locale.

era of the cabins," she said. "The new finishes complement the warmth of the wood and provide an attractive and welcoming atmosphere to KMC guests." The project took approximately six months from the completion of the initial design, including time to order, ship and install the furnishings. "Because the two cabins were renovated within the same time period, the contracting office was able to consolidate orders and ship together using a commercial freight forwarder to get everything to the port," Miller added.

CFSC's Interior and Foodservice Design Office has a

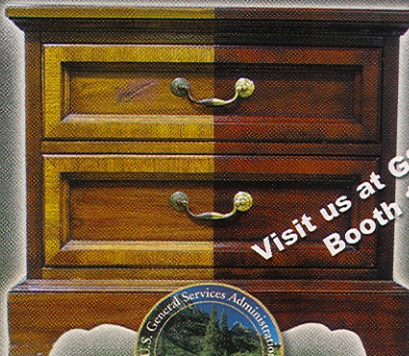
staff of eight interior designers and two foodservice designers, enabling them to staff design projects in-house. Some new construction projects utilize design-build contractors that have their own designers, and in those cases CFSC may coordinate with them on the project, or provide review and oversight. Style and décor choices are influenced by a number of sources. "When determining a theme, we get input from installation managers," she said. "We also take into consideration the physical location and current design trends."

Interior design projects for the Army have some specific needs and requirements as well. "One of the unique challenges we have as designers for the military community is dealing with force protection issues," Miller explained. "Building set-back rules, blast-proof glass and other security issues affect the design and the budgets of our projects." However, Army designers also take into account current trends in the industry and the civilian market. "I think all designers these days are looking at the environmental impact of the products that we specify. Manufacturers are providing us with many more options in Earth-friendly products," she said. In addition to designing with environmentally friendly products and practices, Army designers take their lodging guests into account as well. "In the lodging environment, especially with the many families that we accommodate, specifying durable products is a priority with our designers. We look at solution-dyed nylon fiber for carpeting and upholstery fabrics," Miller continued, explaining that fabrics were chosen on the basis of "cleanability" and stain resistance.




Recently renovated cabins at Kilauea Military Camp feature some of the original wood paneling to reflect the era in which they were built.



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