



PERSONNEL AND  
READINESS

**UNDER SECRETARY OF DEFENSE**  
4000 DEFENSE PENTAGON  
WASHINGTON, D.C. 20301-4000

**MAY - 8 2022**

The Honorable Martin Heinrich  
Chairman  
Subcommittee on Military Construction,  
Veterans Affairs, and Related Agencies  
Committee on Appropriations  
United States Senate  
Washington, DC 20510

Dear Mr. Chairman:

The Department's response to House Report 116-445, page 23, accompanying H.R. 7609, the Military Construction, Veterans Affairs, and Related Agencies Appropriations Bill, 2021, is enclosed. House Report 116-445 requests a report on the efforts to: (1) update the facility's master infrastructure plan; and (2) address the parking shortfall at the facility, to include the possible location, cost, and timeline for building a new parking garage that sufficiently fulfills the parking demands for both the Army and the Department of Veterans Affairs.

Hawaii has long been the medical nexus for Pacific Command. The community's concerns for parking have been acknowledged and are being addressed. The report includes detailed information for ongoing and future projects, operational collaborations, as well as recommendations for further remediation of the parking shortfall that has evolved with the growth of Tripler Army Medical Center's footprint.

Thank you for your continued strong support for the health and well-being of our Service members, veterans, and families. I am sending similar letters to the other congressional defense committees.

Sincerely,

A handwritten signature in black ink, appearing to read "Gilbert R. Cisneros, Jr.", written in a cursive style.

Gilbert R. Cisneros, Jr.

Enclosure:  
As stated

cc:  
The Honorable John Boozman  
Ranking Member



PERSONNEL AND  
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**UNDER SECRETARY OF DEFENSE**  
4000 DEFENSE PENTAGON  
WASHINGTON, D.C. 20301-4000

**MAY - 8 2022**

The Honorable Jack Reed  
Chairman  
Committee on Armed Services  
United States Senate  
Washington, DC 20510

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cc:  
The Honorable James M. Inhofe  
Ranking Member



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PERSONNEL AND  
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**MAY - 8 2022**

The Honorable Adam Smith  
Chairman  
Committee on Armed Services  
U.S. House of Representatives  
Washington, DC 20515

Dear Mr. Chairman:

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Enclosure:  
As stated

cc:  
The Honorable Mike D. Rogers  
Ranking Member



UNDER SECRETARY OF DEFENSE  
4000 DEFENSE PENTAGON  
WASHINGTON, D.C. 20301-4000

PERSONNEL AND  
READINESS

MAY - 8 2022

The Honorable Debbie Wasserman Schultz  
Chairwoman  
Subcommittee on Military Construction,  
Veterans Affairs, and Related Agencies  
Committee on Appropriations  
U.S. House of Representatives  
Washington, DC 20515

Dear Madam Chairwoman:

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Gilbert R. Cisneros, Jr.

Enclosure:  
As stated

cc:  
The Honorable John Carter  
Ranking Member

# Report to the Congressional Defense Committees



## Tripler Army Medical Center Parking Assessment

May 2022

**In Response To:** House Report 116-445, Page 23, Accompanying H.R. 7609, the Military Construction, Veterans Affairs, and Related Agencies Appropriations Bill, 2021

The estimated cost of this report or study for the Department of Defense is approximately \$7.100 in Fiscal Years 2020 - 2021. This includes \$0 in expenses and \$7.100 in DoD labor.

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# **Tripler Army Medical Center Parking Assessment**

## **EXECUTIVE SUMMARY**

This report is in response to House Report 116-445, page 23, accompanying H.R. 7609, the Military Construction, Veterans Affairs, and Related Agencies Appropriations Bill, 2021, requesting a report on the efforts to: (1) update the facility's master infrastructure plan; and (2) address the parking shortfall at the facility, to include the possible location, cost, and timeline for building a new parking garage that sufficiently fulfills the parking demands for both the Army and Department of Veterans Affairs (VA). Specifically, by this report, the Under Secretary of Defense for Personnel and Readiness, responds to requests for information on the approved Master Plan for the Tripler Army Medical Center (TAMC) Campus; options currently under consideration for revising the master plan (including parking); assessment of the current parking shortfall per Unified Facilities Criteria (UFC) 4-510-01; comparison of TAMC's parking shortfall compared to other similarly sized facilities; and estimated timelines for any potential new buildings and structures (including parking structures) per the Master Plan.

## **BACKGROUND**

The Defense Health Agency (DHA) is responsible for the facility life-cycle management of military medical treatment facilities (MTFs) worldwide, to preserve ready and resilient facilities that sustain military medicine's mission assurance of world-class health care for America's warfighters and their families. These facilities include almost every medical center, hospital, ambulatory care center, medical training facility, medical research facility, and veterinary facility in the Military Health System.

TAMC and the Spark M. Matsunaga VA Medical Center share a facility on the island of Oahu. As the largest military and veterans medical facility in the Pacific Basin, it is responsible for nearly 450,000 beneficiaries who are eligible to receive care at the facility. According to the Army's own assessment, using formulas included in the Department of Defense UFC 4-510-01, Design: MTFs, the facility should have 5,915 parking stalls to accommodate its workforce and patients. However, the facility only has 3,713 stalls (2,202 fewer stalls than the assessed need). The facilities are co-located on a hill with wide-spread surface parking that can be congested during peak hours and can only be accessed via a single Access Control Point. Due to this geographic fact and the parking shortfall, veterans, and Service members have difficulty finding parking; this is particularly challenging for elderly veterans, wounded Service members, and those who have difficulty walking unassisted.

## **DISCUSSION**

Per UFC 2-100-01, "Master planning is a continuous analytical process that involves evaluation of factors affecting the present and future physical development and operation of an installation. This evaluation forms the basis for determination of development objectives and planning

proposals to solve current problems and meet future needs. For military installations, planning is accomplished primarily at the installation level through a comprehensive and collaborative planning process that results in a Master Plan.” Official installation master plans for Army installations are maintained by the United States Army Installation Management Command.

The United States Army Garrison – Hawaii last completed a master plan in 2014. This plan, titled “2014 Tripler Army Medical Center Area Development Plan,” proposes two new parking structures on TAMC campus (See Figure 1). The adaptation of this plan would see a net increase of 475 parking stalls on the campus. Additional efforts to increase parking saw 125 stalls added in 2015.

This master plan initiated a multi-year effort by what would become the fledgling DHA Hawaii Market Office. In Fiscal Year (FY) 2016, ground was broken on the \$83.5M Military Construction (MILCON) Clinic Replacement Project at Kaneohe Bay. The new Branch Health Clinic Kaneohe Bay clinic opened on August 10, 2020. The award of the \$123.8M MILCON Clinic Addition Project at Schofield Barracks soon followed. The 76,577 square foot facility at Schofield Barracks includes a parking garage, as well as behavioral health, dental, and physical therapy services. Both facilities are expected to produce a decompression effect on the strained parking at TAMC by relocating some primary and specialty care functions.

The completion of these facilities paves the way for the DHA-led Hawaii Market Infrastructure Study. The FY 2021 DHA Hawaii Market Infrastructure Study, scheduled to be complete July 2022, reviews MILCON investments at Kaneohe Bay and Schofield Barracks as well as future projects for Joint Base Pearl Harbor Hickam and the Makalapa Ambulatory Care Clinic.

A lease project scheduled for beneficial occupancy in late 2022-2023 will serve approximately 15,000 enrollees with primary and specialty care operations, along with support personnel. The impact to TAMC of the leased facility is significant, especially in conjunction with another Community Based Outpatient Clinic. This smaller clinic is scheduled to open for operations in late 2021 and will enroll approximately 5,000 beneficiaries and their supporting staff. The VA Market Assessment directed by the VA Mission Act of 2018 is currently underway; however, assessment work is on-going.

Many of the parking spaces that would be freed up by relocations would be in the VA’s existing multilevel parking structure. This 5-story structure houses approximately 125 parking stalls per floor. Repeated efforts to expand on this structure failed feasibility studies, primarily due to the exorbitant costs of construction. All bids received for renovations exceed the VA’s \$10M price cap to proceed. A recent study conducted by PBR Hawaii & Associates, Inc for the Ulupono Initiative claims the construction price of a single commercial parking space on the island of Oahu ranges from \$42K-\$57K (\$127-\$163/ft<sup>2</sup>) (See Figure 2).

TAMC and VA leadership have developed other operational solutions to support patients and families with getting to their appointments. These short term solutions include:

- Paid valet service (\$5.00) provides approximately 60 parking stalls and is well utilized

- TAMC Trolley (on call, free service) transports patient, staff, and visitors from remote parking areas.
- VA shuttle service is available to VA patients for transport from/to the airport and outlying communities on Oahu.
- Coordinating patient care at satellite facilities when available to reduce peak utilization traffic congestion.

### CONCLUSION

The deficit of 2,202 parking stalls on the TAMC complex is a known and well-studied problem with efforts already underway to address parking needs. High construction costs, well-established regulatory guidelines, and additional clinic buildings located away from the TAMC complex will have marked impact on parking needs. The partnership with the VA in Hawaii has borne fruit, as leadership and facility staff collaborate to find parking solutions for patients. The parking shortfall at TAMC is a critical hindrance to delivering the care experience that we strive for. Correcting this issue will be a worthwhile endeavor to provide the world class health care experience our patients and their families deserve.

Figure 1.

## Tripler Army Medical Center 2014 Area Development Plan Overview

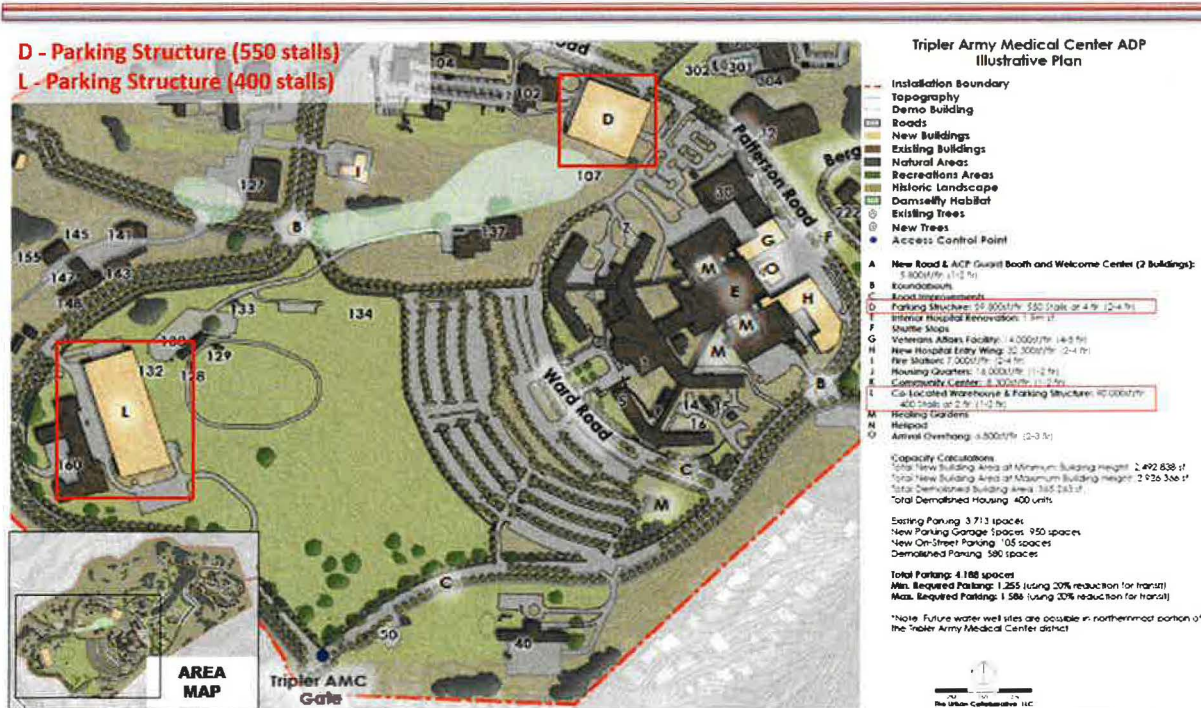




Figure 2.

**Exhibit 1: Representative Cost Estimates**

In 2020 1Q dollars

Location	Podium parking	On-grade parking: residential				On-grade parking: commercial				Garage parking: commercial				
	Urban Honolulu	Other O'ahu	Maui	Kaua'i	Hawai'i	Other O'ahu	Maui	Kaua'i	Hawai'i	Urban Honolulu	Other O'ahu	Maui	Kaua'i	Hawai'i
<b>Cost per stall:</b>														
Construction	\$42,000	\$3,100	\$3,800	\$3,800	\$3,400	\$5,400	\$6,200	\$6,500	\$5,900	\$42,000	\$49,000	\$58,500	\$59,000	\$54,000
Land	\$0	\$19,400	\$11,800	\$3,200	\$800	\$20,000	\$17,000	\$7,000	\$7,000	\$15,000	\$4,000	\$3,400	\$1,400	\$1,400
Total costs	\$42,000	\$22,500	\$15,200	\$7,000	\$4,200	\$25,400	\$23,200	\$13,500	\$12,900	\$57,000	\$53,000	\$59,900	\$60,400	\$55,400
<b>Typical GFA square feet per stall*</b>	330	380	380	380	380	380	380	380	380	330	330	330	330	330
<b>Cost per square foot GFA</b>	\$127	\$63	\$42	\$19	\$12	\$71	\$64	\$38	\$36	\$173	\$161	\$182	\$183	\$168
<b>Parking levels</b>	7	1	1	1	1	1	1	1	1	7	5	5	5	5
<b>Primary source for construction cost estimate</b>	RLB, based on contractor bids for 5 facilities	Reported on-grade expenses for recent private residential developments in West O'ahu, adjusted for soft costs, and geographic factors				Reported on-grade expenses for recent private residential developments in West O'ahu, adjusted for required landscape, irrigation and lighting costs, soft costs, and geographic factors				RLB, based on contractor bids for 5 facilities	RLB, based on a 355-stall Waiuku municipal parking structure			

\* Includes all facilities and areas associated with the development. May include elevator lobbies, stairwells, bicycle parking, mix of compact vs. standard stalls, landscaped areas and sidewalks, etc. Excludes storage facilities, waste disposal, and loading docks and areas, if any.

Sources: Rider Levett Bucknall, 2020; PDR HAWAII, 2020 (land costs); verbal estimate of recent on-grade hard construction costs by O'ahu developers.